

File No. 100330

Committee Item No. 1

Board Item No. 06

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 10, 2010

Board of Supervisors Meeting

Date 05/18/10

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
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| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Historic Preservation Commission Resolution No. 644</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 18077</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Motion No. 18078</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Availability of Negative Declaration</u> |
| * <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Negative Declaration</u> |

Completed by: Alisa Somera Date May 7, 2010

Completed by: Alisa Somera Date May 11, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Veteransu Commons Special Use District]

2
3 Ordinance adding Planning Code Section 249.46 to establish the Veteransu Commons
4 Special Use District for property located at 150 Otis Street, Block No. 3513, Lot No. 07;
5 amending the City's Zoning Map, Sheets Nos. HT07 and SU07 to change the height
6 district from 85 to 125 feet and reflect the boundaries of the Veteransu Commons
7 Special Use District; and making environmental findings and findings of consistency
8 with the General Plan and the priority policies of Planning Code Section 101.1.

9 NOTE: Additions are *single-underline italics Times New Roman*;
10 deletions are ~~*strike-through italics Times New Roman*~~.
11 Board amendment additions are double-underlined;
12 Board amendment deletions are ~~strikethrough normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings. The Board of Supervisors of the City and County of San
15 Francisco hereby finds and declares as follows:

16 (a) The legislation shall establish the Veteransu Commons Special Use District that
17 applies to property located at 150 Otis Street, Block 3513, Lot 07.

18 (b) It is an important policy of the City to provide permanent supportive housing and
19 supportive services for homeless veterans.

20 (c) The lack of affordable housing with supportive services is one of the most
21 significant impairments facing veterans as they re-enter the community to live independently.
22 With affordable housing and supportive services, veterans are far more likely to find adequate
23 employment and make a successful transition.

24 (d) There is a lack of affordable housing with supportive services for homeless
25 veterans.

1 (e) Ensuring that housing, employment, case management, therapy, mentoring, and
2 life skills are available will yield positive outcomes for veterans returning to the community.

3 (f) By providing housing and support for veterans, the City can address some of the
4 following problems:

5 (1) According to the San Francisco Plan to Abolish Chronic Homelessness, prepared
6 by the San Francisco Ten Year Planning Council, the San Francisco homeless veteran
7 population is estimated that to be 3,000 homeless veterans, over 300 of those homeless
8 veterans are chronically homeless.

9 (2) Many homeless veterans are over the age of 50, and suffer from multiple
10 disabilities, including, without limitation, mental illness, chronic substance abuse, HIV, post
11 traumatic stress disorder, and other severe mental health disorders and physical disabilities.

12 (3) San Francisco currently has only 102 veteran-specific supportive housing units.

13 (4) The San Francisco Ten Year Planning Council determined that the City must
14 increase veteran-specific permanent supportive housing units and that this priority should
15 commence immediately.

16 (g) Veterans Commons will provide accessible, affordable housing for homeless
17 veterans, and will provide intensive supportive services designed to build community and
18 stability among residents, including space for counseling, group meetings, and social
19 activities.

20 (h) Veterans Commons will convert surplus City property for the City's immediate need
21 for veteran-specific permanent supportive housing.

22 Section 2. Environmental Findings, General Plan Findings, and Other Required
23 Findings.

24 (a) The Planning Department, in a mitigated negative declaration adopted on
25 April 21, 2010, has determined that the actions contemplated in this Ordinance will not have

1 a negative impact on the environment as provided under the California Environmental Quality
2 Act. (California Public Resources Code sections 21000 et seq.). Said mitigated negative
3 declaration is on file with the Clerk of the Board in File No. 100330, and is
4 incorporated herein by reference. The Board adopts, as though fully set forth herein, the
5 environmental findings and affirms the conclusion of the Planning Commission
6 ("Commission") in its Resolution No. 18077, adopted after a duly noticed public
7 hearing on April 22, 2010. A copy of said Resolution is on file with
8 the Clerk of the Board in File No. 100330, and is incorporated herein by reference.

9 (b) On April 22, 2010, the Commission adopted Resolution No.
10 18077 recommending adoption to this Board of the Veterans Commons Special Use
11 District, and adopted findings that the legislation is consistent, on balance, with the City's
12 General Plan and eight priority policies of Planning Code Section 101.1(b). The Board adopts
13 these findings as its own. A copy of this Commission Resolution is on file with the Clerk of
14 the Board in File No. 100330, and is incorporated herein by reference.

15 (c) Pursuant to Planning Code Section 302, this Board finds that this Special Use
16 District will promote the public necessity, convenience, safety, and welfare for the reasons set
17 forth in Commission Resolution No. 18077, which is incorporated herein by
18 reference.

19 Section 3. The San Francisco Planning Code is hereby amended by adding Section
20 249.46 to read as follows:

21 249.46. VETERANS COMMONS SPECIAL USE DISTRICT.

22 In order to facilitate the development of the Veterans Commons Project for homeless veterans,
23 there shall be a special use district known as the Veterans Commons Special Use District, consisting of
24 Assessor's Block No. 3513, Lot No. 07, at the street address 150 Otis Street, and as designated on Sheet
25

1 SU07 of the Zoning Map of the City and County of San Francisco. The following provisions shall apply
2 within the Veterans Commons Special Use District:

3 (a) Construction of Affordable Housing Project. The property in the Veterans Commons
4 Special Use District may be converted from public institutional space to a residential housing project
5 with attendant meeting rooms, community kitchens and ancillary services, and property management
6 offices.

7 (b) Controls. Notwithstanding any other provision of this Code, the following controls shall
8 govern uses in this Special Use District:

9 (1) This Special Use District shall permit uses consistent with the RTO (Residential Transit
10 Oriented) subject to the exceptions listed below:

11 (i) Rear Yard. The rear yard requirements under Section 134 shall not apply.

12 (ii) Usable Open Space. The usable open space requirements under Section 135 (d)
13 shall not apply.

14 (iii) Sunlight and Dwelling Unit Exposure. The sunlight and dwelling unit exposure
15 requirements of Section 140 shall not apply to any west facing units.

16 (iv) Section 155.5. Bicycle Parking. Bicycle parking requirements under Section 155.5
17 shall not apply.

18 (v) Section 207.6 Dwelling Unit Mix. The two-bedroom unit requirements under
19 Section 207.6 shall not apply.

20 (2) Density. Notwithstanding the density requirements of Section 209, the Special Use District
21 shall allow up to 76 dwelling units (or a ratio of no less than 89.41 sq. ft. /dwelling) in a single
22 building.

23 (3) On-site social services. The area dedicated to on-site social services/social service
24 provision shall be no greater than 6,300 sq. ft. and shall be located in or below the ground story.

1 Section 3. Under Sections 106 and 302(c) of the Planning Code, the following
2 amendment to the Zoning Map, Sheet HT07, is hereby approved.

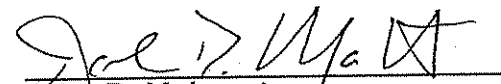
<u>Assessor</u>	<u>To Be</u>	<u>Hereby Approved</u>
<u>Block/Lot</u>	<u>Superseded</u>	
Block 3513	85-X	125-X
Lot 07		

9 Section 4. Under Sections 106 and 302(c) of the Planning Code, the following
10 amendment to the Zoning Map, Sheet SU07, is hereby approved.

<u>Assessor Block/Lot</u>	<u>Special Use District Designation</u>
Block 3513, Lot 07	Veterans Commons Special Use District

15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By:


18 John D. Malamut
19 Deputy City Attorney

LEGISLATIVE DIGEST

[Veterans Commons Special Use District.]

Ordinance adding Planning Code Section 249.46 to establish the Veterans Commons Special Use District for property located at 150 Otis Street, Block 3513, Lot 07; amending the City's Zoning Map, Sheets HT07 and SU07 to change the height district from 85 to 125 feet and reflect the boundaries of the Veterans Commons Special Use District; and making environmental findings and findings of consistency with the General Plan and the priority policies of Planning Code Section 101.1.

Existing Law

The property at 150 Otis Street, Assessor's Block 3513, Lot 07 currently is zoned "P", the public use designation, and has a height and bulk designation of 85-X (85 feet and no bulk limits). Uses in each district are governed by the relevant provisions of the Planning Code that pertain to that particular district.

Amendments to Current Law

This legislation would add Section 249.46 to the Planning Code and amend the City's Zoning Map Sectional Maps HT07 and SU07 to establish the Veterans Commons Special Use District at the abovementioned location. This Ordinance would allow the existing public institutional use to be used for residential housing and would apply the RTO (Residential Transit Oriented) zoning designation to this location. To allow adaptive reuse of the historic structure on this site, various provisions of the Planning Code would be waived, including rear yard, useable open space, and dwelling unit mix. The legislation would increase the height district from 85 to 125 feet to accommodate an elevator compliant with accessibility requirements. This Ordinance also would adopt environmental findings and findings of consistency with the City's General Plan and eight priority policies of Planning Code Section 101.1.

Background Information

The goal of this legislation is to provide affordable housing and supportive services for homeless veterans through the conversion of surplus City property.



SAN FRANCISCO PLANNING DEPARTMENT

April 23, 2010

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
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San Francisco, CA 94102

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Suite 400
San Francisco,
CA 94103-2479

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Information:
415.558.6377

Re: Transmittal of Planning Department Case Number 2008.1398TZ:
150 Otis Street
Board File Number 10-0330

Historic Preservation Commission Recommendation: Approval
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On March 16th, Supervisor Chiu introduced a proposed Ordinance under Board File No. 10-0330 that would amend Planning Code Section 249.46 to establish the Veterans Common Special Use District for the property located at 150 Otis Street (Block 3513, Lot 007), and amending Zoning Map Sheets HT07 and SU07 to change the height district from 85 to 125 feet and reflect the boundaries of the Special Use District.

On April 21st the San Francisco Historic Preservation Commission conducted duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance. *The Historic Preservation Commission voted to recommend approval of the proposed Ordinance.*

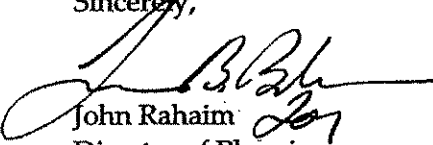
On April 22nd, the San Francisco Planning Commission conducted duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance. *The Planning Commission voted to recommend approval of the proposed Ordinance.*

On April 21, 2010, the Planning Department reviewed and considered a Final Negative Declaration and found that the contents of said report and the procedures through which the document was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000

et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

Please find attached documents relating to both Commission's actions. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,


John Rahaim
Director of Planning

cc: Supervisor Chiu

Attachments (one copy of the following):

- Historic Preservation Commission Resolution No. 644
- Historic Preservation Commission Executive Summary for Case No. 2010.1398TZ
- Planning Commission Resolution No. 18076
- Planning Commission Motion No. 18077 – General Plan Referral
- Planning Commission Executive Summary for Case No. 2010.1398TZ
- Planning Department Final Negative Declaration



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 644

HEARING DATE: APRIL 21, 2010

Date: April 15, 2010
Case No.: 2008.1398TZ
Project Address: 150 Otis Street
Zoning: P (Public Use District)
Proposed SUD: Veterans Common Special Use District
Height/Bulk: 85-X
Proposed Ht/Bulk: 125-X
Block/Lot: 3513/007
Project Sponsor: Supervisor David Chiu
Kim Piechota, Chinatown Community Development Center
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org

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RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION ADOPTING FINDINGS RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE ADDING PLANNING CODE SECTION 249.46 TO ESTABLISH THE VETERANS COMMONS SPECIAL USE DISTRICT, TO AMEND SHEET SU07 OF THE ZONING MAP TO REFLECT THIS NEW SPECIAL USE DISTRICT AND TO AMEND ZONING MAP SHEET HT07 TO CHANGE THE HEIGHT AND BULK DESIGNATION TO 125-X FOR THE PROPERTY AT 150 OTIS STREET (LOT 007 IN ASSESSOR'S BLOCK 3513) LOCATED ON THE WEST SIDE OF OTIS STREET BETWEEN MCCOPPIN STREET AND DUBOCE AVENUE, TO FACILITATE THE DEVELOPMENT OF 76 AFFORDABLE DWELLING UNITS, RESIDENTIAL SERVICES AND COMMON AREA AND ADOPTING ENVIRONMENTAL FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, On March 16, 2010, Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 100330, attached as EXHIBIT A, which would amend the San Francisco Planning Code by adding Section 249.46 to create the Veterans Commons Special Use District ("SUD"), to amend Sheet SU07 of the Zoning Map of the City and County of San Francisco and to amend Sheet HT07 of the Zoning Map of the City and County of San Francisco to reflect this new SUD and change in height and bulk designation to allow dwelling units, social services and exceptions from the Planning Code for rear yard, usable open space dwelling unit exposure, bicycle parking, dwelling unit mix and density requirement for establishment of an affordable housing development at 150 Otis Street, located on the west side of Otis Street, between McCoppin Street and Duboce Avenue, (Lot 007 in Assessor's Block 3513).

Chinatown Community Development Center (hereinafter "Project Sponsor") proposes to establish on the Subject Property 76 affordable dwelling units and no more than 6,300 square feet of residential social service space on the lower floors. The Project will result in the beneficial reuse of a site currently serving as a seasonal homeless shelter and a storage site for the City of San Francisco. The Project will adaptively use and rehabilitate the subject property, which is designated as City Landmark #248.

The Planning Department (hereinafter, "Department") published a Preliminary Negative Declaration (hereinafter "PND") on March 31, 2010, analyzing the Proposed SUD and change in height and bulk designation and other actions related to the project (Case No. 2008.1398E). On April 21, 2010, the Department reviewed and considered the Final Negative Declaration (hereinafter "FND") and found that the contents of said report and the procedures through which the FND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed text amendment and map change and adopt environmental findings on April 21, 2010.

The goal of this legislation is to allow the establishment of 76 permanently affordable dwelling units so as to provide affordable rental opportunities and social services for formerly homeless veteran households consistent with the goals of the General Plan and the Market and Octavia Plan.

The Department has not received any letters or phone calls in support or in opposition to the proposed Ordinance.

The proposed text amendment and map change will promote the following relevant objectives and policies of the General Plan:

HOUSING ELEMENT:

Objectives and Policies

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set

allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

The proposed project is a high density development just to the west of the downtown area, situated in a building that the City of San Francisco has identified as part of its Surplus Property program. The proposed project will adaptively re-use a publicly held site that currently serves as a seasonal homeless shelter and a storage site for the City of San Francisco into 76 permanently affordable units for formerly homeless veterans and a resident manager and space for supportive social services for the residents of the building.

Policy 1.3

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

The proposed project is a high density development just to the west of the downtown area within a building that has been identified by the City of San Francisco to be a part of its Surplus Property program.

Policy 1.5

Support development of affordable housing on surplus public lands.

The proposed project will adaptively re-use a publicly held site that currently serves as a seasonal homeless shelter and a storage site for the City of San Francisco and one that has been identified by the City of San Francisco to be a part of its Surplus Property program into 76 permanently affordable units for formerly homeless veterans and a resident manager and space for supportive social services for the residents of the building.

OBJECTIVE 3

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.1

Ensure that existing housing is maintained in a decent, safe, and sanitary condition, without increasing rents or displacing low-income households.

As part of the scope of work for the rehabilitation of the existing 90 plus year old structure, the project proposes seismic, building system, and accessibility upgrades as well as the reconfiguration of interior spaces and the addition of a new, exterior elevator tower. The project will create 76 units of permanently affordable housing for formerly homeless veterans and a resident manager.

Policy 3.5

Improve the seismic stability of existing housing without reducing the supply of affordable housing.

As part of the creation of 76 units of permanently affordable units, the project proposes seismic upgrades to meet current building code standards.

Policy 3.6

Preserve landmark and historic residential buildings.

The proposed project would result in the conservation of an existing historic resource.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.1

Actively identify and pursue opportunity sites for permanently affordable housing.

The proposed project site is part of the City of San Francisco Surplus Property program, and as such is the result of the identification of sites for permanently affordable housing. The project proposes to create 76 units of permanently affordable housing on publicly held land.

Policy 4.3

Encourage the construction of affordable units for single households in residential hotels and "efficiency" units.

The project proposes to create 76 units of permanently affordable housing for formerly homeless veterans and a resident manager. The sizes of the proposed units are generally considered adequate for households of not more than one to two persons and it is anticipated that the vast majority of households in the proposed project will be households of not more than one person.

Policy 4.4

Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.

As part of the entitlements being sought to realize the proposed project, a Special Use District will be created to grant a density bonus for the project. The creation of 76 units of affordable housing for formerly homeless veterans and a resident manager is a clear public benefit granted in exchange for the increased density at the site.

OBJECTIVE 5

INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S AFFORDABLE HOUSING PRODUCTION SYSTEM.

Policy 5.2

Support efforts of for-profit and non-profit organizations and other community-based groups and expand their capacity to produce and manage permanently affordable housing.

The SUD will support a 100% affordable housing project in conjunction with a local non-profit, community-based organization dedicated to the provision of affordable housing and community services.

**OBJECTIVE 8
ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.**

Policy 8.1

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

The proposed project will create 76 units of permanently affordable rental units. It is anticipated that a number of the residents will be elderly veterans and/or have special needs.

Policy 8.8

Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.

The proposed project will meet ADA requirements as imposed by the City of San Francisco to provide the maximum possible accessibility, given site and historic building constraints, for disabled and elderly occupants.

**OBJECTIVE 10
REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION
WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.**

Policy 10.1

Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

The proposed project seeks to convert a site currently used as a seasonal shelter for the homeless into 76 units of permanently affordable dwellings with space on lower floors for social services designed and aimed for the residents of the project.

**TRANSPORTATION ELEMENT:
Objectives and Policies**

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems

The proposed project coordinates the establishment of 76 permanently affordable units for formerly homeless veterans and a resident manager with the rich network of public transit found along Market Street, Mission Street and other intersections all within walking distance of the project site. Because off-street parking is not a part of the proposed project, there are no traffic problems to mitigate for the developer.

URBAN DESIGN ELEMENT:

Objectives and Policies

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance. The Planning Department recommendation is that the project qualifies for a Certificate of Appropriateness, and, therefore, furthers these policies and objectives by maintaining and preserving the character-defining features of the subject property, which is a designated City Landmark.

AIR QUALITY ELEMENT:

Objectives and Policies

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2:

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The SUD will permit greater density adjacent to transit infrastructure thus reducing potential air quality impacts.

**ENVIRONMENTAL PROTECTION ELEMENT:
Objectives and Policies**

OBJECTIVE 4

ASSURE THAT THE AMBIENT AIR OF SAN FRANCISCO AND THE BAY REGION IS CLEAN, PROVIDES MAXIMUM VISIBILITY, AND MEETS AIR QUALITY STANDARDS.

Policy 4.2:

Encourage the development and use of urban mass transportation systems in accordance with the objectives and policies of the Transportation Element.

Because the proposed project does not include off-street parking spaces, residents of the project will be using mass transit and other forms of transportation to commute to their places of work and recreation.

OBJECTIVE 13

ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Policy 13.1

Improve the energy efficiency of existing homes and apartment buildings.

Policy 13.4

Encourage the use of energy conserving appliances and lighting systems.

Policy 13.5

Emphasize energy conservation in local government housing assistance programs.

As part of the renovation of the existing building, the proposed project will incorporate numerous energy efficiency improvements including the use of energy conserving appliances and lighting systems. The project sponsor will assure that the renovations achieve at least the City required minimum rating under the Green Point Rated system and the proposed project is also participating in the Energy Star pilot program.

OBJECTIVE 15

INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.3:

Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

With the approval of the SUD, the proposed project will achieve a greater density adjacent to transit infrastructure thus encouraging less energy-intensive transit use.

MARKET AND OCTAVIA AREA PLAN

Objectives and Policies

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

POLICY 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The proposed project is located approximately two blocks from Market Street and Van Ness Avenue, and is well-served by transit that will allow residents of the development to easily travel throughout the City and Bay Region.

OBJECTIVE 2.2

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

POLICY 2.2.5

Encourage additional units in existing buildings.

The proposed project seeks to create 76 permanently affordable units for formerly homeless veterans within an existing building that currently serves as a seasonal homeless shelter.

POLICY 2.2.6

Where possible, simplify zoning and planning controls to expedite the production of housing.

As part of the entitlements being sought to realize the proposed project, the creation of a Special Use District will enable the proposed project to meet planning controls for development on publicly held land.

OBJECTIVE 3.2

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

POLICY 3.2.5

Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

The proposed project will result in the preservation of a landmark building, with improvements made that meet all applicable preservation codes and standards.

POLICY 3.2.6

Encourage rehabilitation and adaptive reuse of historic buildings and resources.

The proposed project is an adaptive re-use of the existing historically significant building. The proposal includes an upgrade to seismic system, building system, and accessibility of the building; the reconfiguration of interior spaces; the addition of a new, exterior elevator tower; the addition of new deck and entrances at rear; and the replacement of non-historic windows.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed project will have no adverse affect upon the existing neighborhood serving retail uses. The addition of 76 dwelling units and accompanying social services will provide many new potential patrons for the existing neighborhood serving retail, preserving and enhancing the retail base in the immediate vicinity

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed project will create 76 additional units of affordable housing for the area, thereby increasing and enhancing the cultural and economic diversity of the neighborhood. The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark building in conformance with the Secretary of the Interior's Standards for Rehabilitation.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed project will enhance the supply of affordable housing by adding 76 units.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed project will not impede Muni transit service or overburden streets or neighborhood parking as it is not expected that the residents of this project will own automobiles and it is anticipated that the residents will use public transit or walk as a means for mobility.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed project will have no adverse affects upon the industrial and service sectors stemming from commercial office development as the project proposes the creation of 76 affordable dwelling units.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The scope of rehabilitation for the proposed project includes seismic upgrades to protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed project will result in the rehabilitation and continued preservation of a landmark building in accordance with the applicable standards. The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed project will not adversely affect parks and open space and their access to sunlight and vistas as the project has been determined to not cast net new shadow upon any parks or open areas.

Further, for the foregoing reasons and based on the facts presented, the Commission finds, pursuant to Section 302, that the public necessity, convenience, and general welfare require the adoption of this legislation.

NOW THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends that the Board of Supervisors ADOPT the proposed Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on April 21, 2010.


Linda Avery
Commission Secretary

AYES: Commissioners Buckley, Chase, Damkroger, Hasz, Martinez, Matsuda, and Wolfram

NAYS: None

ABSENT: None

ADOPTED: April 21, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18077

HEARING DATE: APRIL 22, 2010

Date: April 8, 2010
Case No.: 2008.1398TZ
Project Address: 150 Otis Street
Zoning: P (Public Use District)
Proposed SUD: Veterans Common Special Use District
Height/Bulk: 85-X
Proposed Ht/Bulk: 125-X
Block/Lot: 3513/007
Project Sponsor: Supervisor David Chiu
Staff Contact: Diego R Sánchez – (415) 575-9082
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RESOLUTION OF THE PLANNING COMMISSION ADOPTING FINDINGS RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE ADDING PLANNING CODE SECTION 249.46 TO ESTABLISH THE VETERANS COMMONS SPECIAL USE DISTRICT, TO AMEND SHEET SU07 OF THE ZONING MAP TO REFLECT THIS NEW SPECIAL USE DISTRICT AND TO AMEND ZONING MAP SHEET HT07 TO CHANGE THE HEIGHT AND BULK DESIGNATION TO 125-X FOR THE PROPERTY AT 150 OTIS STREET (LOT 007 IN ASSESSOR'S BLOCK 3513) LOCATED ON THE WEST SIDE OF OTIS STREET BETWEEN MCCOPPIN STREET AND DUBOCE AVENUE, TO FACILITATE THE DEVELOPMENT OF 76 AFFORDABLE DWELLING UNITS, RESIDENTIAL SERVICES AND COMMON AREA AND MAKING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

WHEREAS, On March 16, 2010, Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 100330, attached as EXHIBIT A, which would amend the San Francisco Planning Code by adding Section 249.46 to create the Veterans Commons Special Use District ("SUD"), to amend Sheet SU07 of the Zoning Map of the City and County of San Francisco and to amend Sheet HT07 of the Zoning Map of the City and County of San Francisco to reflect this new SUD and change in height and bulk designation to allow dwelling units, social services and exceptions from the Planning Code for rear yard, usable open space dwelling unit exposure, bicycle parking, dwelling unit mix and density requirement for establishment of an affordable housing development at 150 Otis Street, located on the west side of Otis Street, between McCoppin Street and Duboce Avenue, (Lot 007 in Assessor's Block 3513).

Chinatown Community Development Center (hereinafter "Project Sponsor") proposes to establish on the Subject Property 76 affordable dwelling units and no more than 6,300 square feet of residential social service space on the lower floors. The Project will result in the beneficial reuse of a site currently serving as a seasonal homeless shelter and a storage site for the City of San Francisco.

The Planning Department (hereinafter, "Department") published a Preliminary Negative Declaration (hereinafter "PND") on March 31, 2010, analyzing the Proposed SUD and change in height and bulk designation and other actions related to the project (Case No. 2008.1398E). On April 22, 2010, by Motion No. 18078, the Planning Commission (hereinafter "Commission") held a public hearing, made findings and adopted a Final Negative Declaration (the "FND") for the Project in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq., CEQA), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code (Chapter 31). The Commission finds that since approval and publication of the FND on April 22, 2010 no substantial changes are proposed in the project which will require major revisions of the FND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the FND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FND was adopted shows that the project will have one or more significant effects not discussed in the FND or that effects previously examined will be substantially more severe than shown in the FND. Accordingly, the FND's analysis and conclusions remain valid and no subsequent or supplement environmental review is required.

The Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed text amendment and map change on April 22, 2010.

The goal of this legislation is to allow the establishment of 76 permanently affordable dwelling units so as to provide affordable rental opportunities and social services for formerly homeless veteran households consistent with the goals of the General Plan and the Market and Octavia Plan.

The proposed text amendment and map change will affirmatively promote the objectives and policies of the General Plan for the reasons set forth in Section 6 of Planning Commission Motion No. 18078,

The Department has not received any letters or phone calls in support or in opposition to the proposed Ordinance.

The proposed text amendment and map change will promote the following relevant objectives and policies of the General Plan:

HOUSING ELEMENT:

Objectives and Policies

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND

TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

The proposed project is a high density development just to the west of the downtown area, situated in a building that the City of San Francisco has identified as part of its Surplus Property program. The proposed project will adaptively re-use a publicly held site that currently serves as a seasonal homeless shelter and a storage site for the City of San Francisco into 76 permanently affordable units for formerly homeless veterans and a resident manager and space for supportive social services for the residents of the building.

Policy 1.3

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

The proposed project is a high density development just to the west of the downtown area within a building that has been identified by the City of San Francisco to be a part of its Surplus Property program.

Policy 1.5

Support development of affordable housing on surplus public lands.

The proposed project will adaptively re-use a publicly held site that currently serves as a seasonal homeless shelter and a storage site for the City of San Francisco and one that has been identified by the City of San Francisco to be a part of its Surplus Property program into 76 permanently affordable units for formerly homeless veterans and a resident manager and space for supportive social services for the residents of the building.

OBJECTIVE 3

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.1

Ensure that existing housing is maintained in a decent, safe, and sanitary condition, without increasing rents or displacing low-income households.

As part of the scope of work for the rehabilitation of the existing 90 plus year old structure, the project proposes seismic, building system, and accessibility upgrades as well as the reconfiguration of interior.

spaces and the addition of a new, exterior elevator tower. The project will create 76 units of permanently affordable housing for formerly homeless veterans and a resident manager.

Policy 3.5

Improve the seismic stability of existing housing without reducing the supply of affordable housing.

As part of the creation of 76 units of permanently affordable units, the project proposes seismic upgrades to meet current building code standards.

Policy 3.6

Preserve landmark and historic residential buildings.

The proposed project would result in the conservation of an existing historic resource.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.1

Actively identify and pursue opportunity sites for permanently affordable housing.

The proposed project site is part of the City of San Francisco Surplus Property program, and as such is the result of the identification of sites for permanently affordable housing. The project proposes to create 76 units of permanently affordable housing on publicly held land.

Policy 4.3

Encourage the construction of affordable units for single households in residential hotels and "efficiency" units.

The project proposes to create 76 units of permanently affordable housing for formerly homeless veterans and a resident manager. The sizes of the proposed units are generally considered adequate for households of not more than one to two persons and it is anticipated that the vast majority of households in the proposed project will be households of not more than one person.

Policy 4.4

Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.

As part of the entitlements being sought to realize the proposed project, a Special Use District will be created to grant a density bonus for the project. The creation of 76 units of affordable housing for formerly homeless veterans and a resident manager is a clear public benefit granted in exchange for the increased density at the site.

**OBJECTIVE 5
INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S AFFORDABLE
HOUSING PRODUCTION SYSTEM.**

Policy 5.2

Support efforts of for-profit and non-profit organizations and other community-based groups and expand their capacity to produce and manage permanently affordable housing.

The SUD will support a 100% affordable housing project in conjunction with a local non-profit, community-based organization dedicated to the provision of affordable housing and community services.

**OBJECTIVE 8
ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.**

Policy 8.1

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

The proposed project will create 76 units of permanently affordable rental units. It is anticipated that a number of the residents will be elderly veterans and/or have special needs.

Policy 8.8

Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.

The proposed project will meet the latest ADA requirements as imposed by the City of San Francisco to provide the maximum possible accessibility, given site constraints, for disabled and elderly occupants.

**OBJECTIVE 10
REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION
WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.**

Policy 10.1

Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

The proposed project seeks to convert a site currently used as a seasonal shelter for the homeless into 76 units of permanently affordable dwellings with space on lower floors for social services designed and aimed for the residents of the project.

**TRANSPORTATION ELEMENT:
Objectives and Policies**

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems

The proposed project coordinates the establishment of 76 permanently affordable units for formerly homeless veterans and a resident manager with the rich network of public transit found along Market Street, Mission Street and other intersections all within walking distance of the project site. Because off-street parking is not a part of the proposed project, there are no traffic problems to mitigate for the developer.

**AIR QUALITY ELEMENT:
Objectives and Policies**

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2:

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The SUD will permit greater density adjacent to transit infrastructure thus reducing potential air quality impacts.

**ENVIRONMENTAL PROTECTION ELEMENT:
Objectives and Policies**

OBJECTIVE 4

ASSURE THAT THE AMBIENT AIR OF SAN FRANCISCO AND THE BAY REGION IS CLEAN, PROVIDES MAXIMUM VISIBILITY, AND MEETS AIR QUALITY STANDARDS.

Policy 4.2:

Encourage the development and use of urban mass transportation systems in accordance with the objectives and policies of the Transportation Element.

Because the proposed project does not include off-street parking spaces, residents of the project will be using mass transit and other forms of transportation to commute to their places of work and recreation.

OBJECTIVE 13

ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Policy 13.1

Improve the energy efficiency of existing homes and apartment buildings.

Policy 13.4

Encourage the use of energy conserving appliances and lighting systems.

Policy 13.5

Emphasize energy conservation in local government housing assistance programs.

As part of the renovation of the existing building, the proposed project will incorporate numerous energy efficiency improvements including the use of energy conserving appliances and lighting systems. The project sponsor will assure that the renovations achieve at least the City required minimum rating under the Green Point Rated system and the proposed project is also participating in the Energy Star pilot program.

OBJECTIVE 15

INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.3:

Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

With the approval of the SUD, the proposed project will achieve a greater density adjacent to transit infrastructure thus encouraging less energy-intensive transit use.

MARKET AND OCTAVIA AREA PLAN

Objectives and Policies

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

POLICY 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The proposed project is located approximately two blocks from Market Street and Van Ness Avenue, and is well-served by transit that will allow residents of the development to easily travel throughout the City and Bay Region.

OBJECTIVE 2.2

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

POLICY 2.2.5

Encourage additional units in existing buildings.

The proposed project seeks to create 76 permanently affordable units for formerly homeless veterans within an existing building that currently serves as a seasonal homeless shelter.

POLICY 2.2.6

Where possible, simplify zoning and planning controls to expedite the production of housing.

As part of the entitlements being sought to realize the proposed project, the creation of a Special Use District will enable the proposed project to meet planning controls for development on publicly held land.

OBJECTIVE 3.2

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

POLICY 3.2.5

Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

The proposed project will result in the preservation of a landmark building, with improvements made that meet all applicable preservation codes and standards.

POLICY 3.2.6

Encourage rehabilitation and adaptive reuse of historic buildings and resources.

The proposed project is an adaptive re-use of the existing historically significant building. The proposal includes an upgrade to seismic system, building system, and accessibility of the building; the reconfiguration of interior spaces; the addition of a new, exterior elevator tower; the addition of new deck and entrances at rear; and the replacement of windows.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed project will have no adverse affect upon the existing neighborhood serving retail uses. The addition of 76 dwelling units and accompanying social services will provide many new potential patrons for the existing neighborhood serving retail, preserving and enhancing the retail base in the immediate vicinity

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed project will create 76 additional units of affordable housing for the area, thereby increasing and enhancing the cultural and economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed project will enhance the supply of affordable housing by adding 76 units.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed project will not impede Muni transit service or overburden streets or neighborhood parking as it is not expected that the residents of this project will own automobiles and it is anticipated that the residents will use public transit or walk as a means for mobility.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed project will have no adverse affects upon the industrial and service sectors stemming from commercial office development as the project proposes the creation of 76 affordable dwelling units.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The scope of rehabilitation for the proposed project includes seismic upgrades to protect against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed project will result in the preservation of a landmark building in accordance with the applicable standards.


8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed project will not adversely affect parks and open space and their access to sunlight and vistas as the project has been determined to not cast net new shadow upon any parks or open areas.

Further, for the foregoing reasons and based on the facts presented, the Commission finds, pursuant to Section 302, that the public necessity, convenience, and general welfare require the adoption of this legislation.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board of Supervisors ADOPT the proposed Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission on April 22, 2010.


Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Lee, Miguel, and Moore

NAYS: None

ABSENT: Commissioners Borden, Olague, and Sugaya (recused)

ADOPTED: April 22, 2010

Attachments: EXHIBIT A (Proposed Ordinance introduced by Supervisor Chiu)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 18078

HEARING DATE: APRIL 22, 2010

Date: April 8, 2010
Case No.: 2008.1398 **RTZ**
Project Address: 150 OTIS STREET
Zoning: P (Public Use District)
Proposed SUD: Veterans Commons Special Use District
Height/Bulk: 85-X
Proposed Ht/Bulk: 125-X
Block/Lot: 3513/007
Project Sponsor: Joan McNamara, Mayor's Office of Housing
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: **Approval**

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ADOPTING FINDINGS RELATING TO THE FINDING OF CONSISTENCY WITH THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO PURSUANT TO SECTION 4.105 OF THE CITY CHARTER FOR A PROPOSED ORDINANCE ADDING PLANNING CODE SECTION 249.46 TO ESTABLISH THE VETERANS COMMONS SPECIAL USE DISTRICT, TO AMEND SHEET SU07 OF THE ZONING MAP TO REFLECT THIS NEW SPECIAL USE DISTRICT AND TO AMEND SHEET HT07 OF THE ZONING MAP TO CHANGE THE HEIGHT AND BULK DESIGNATION TO 125-X FOR THE PROPERTY AT 150 OTIS STREET (LOT 007 IN ASSESSOR'S BLOCK 3513) LOCATED ON THE WEST SIDE OF OTIS STREET BETWEEN MCCOPPIN STREET AND DUBOCE AVENUE, TO FACILITATE THE DEVELOPMENT OF 76 AFFORDABLE DWELLING UNITS, RESIDENTIAL SERVICES AND COMMON AREA AND MAKING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

On February 19, 2010 Joan McNamara (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for General Plan Referral as required by Section 4.105 of the San Francisco Charter and Section 2A.53 of the San Francisco Administrative Code in conjunction with the application to amend the San Francisco Planning Code by adding Section 249.46 to create the Veterans Commons Special Use District ("SUD"), to amend Sheet SU07 of the Zoning Map of the City and County of San Francisco and to amend Sheet HT07 of the Zoning Map of the City and County of San Francisco to reflect this new SUD and change in height and bulk designation to allow dwelling units, social services and exceptions from the Planning Code for rear yard, usable open space, dwelling unit exposure, bicycle parking, dwelling unit mix and density restrictions for establishment of a 76 unit affordable housing

development at 150 Otis Street, located on the west side of Otis Street, between McCoppin Street and Duboce Avenue, (Lot 007 in Assessor's Block 3513).

On April 22, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed text amendment, map change and general plan referral, Application No. 2008.1398 RTZ.

On March 31, 2010 Preliminary Negative Declaration (PND) for the Project was prepared and published for public review; and

The PND was available for public comment until April 20, 2010 and

On April 21, 2010, the Planning Department reviewed and considered the Final Negative Declaration (FND) and found that the contents of said report and the procedures through which the FND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"): and

The Planning Department found the FND was adequate, accurate and objective, reflected the independent analysis and judgment of the Department of City Planning and the Planning Commission, [and that the summary of comments and responses contained no significant revisions to the PND, and approved the FND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department, Linda Avery, is the custodian of records, located in the File for Case No. 2008.1398E at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby finds the proposed text amendment, map change and general plan referral in Application No. 2008.1398RTZ, is, on balance, in conformity with the San Francisco General Plan based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located mid-block on the west side of Otis Street between McCoppin Street and Duboce Avenue, within the Market and Octavia Neighborhood Plan area. The existing structure, originally constructed in 1916 as the Juvenile

Court and Detention Home, has nine stories with an elevated entry fronting Otis Street. The site is currently used as a seasonal shelter for homeless adult males and as storage for the City of San Francisco.

3. **Surrounding Properties and Neighborhood.** The subject property is located within the Market and Octavia Plan area. Immediately to the west of the property are buildings owned and operated by the City of San Francisco, including the Human Services Agency building. Further west are residential structures, primarily multi-family buildings. To the east, opposite Otis Street, are buildings that house other City Agencies, including the Department of Building Inspection, the Department of Public Works – Bureau of Construction Management and Engineering and the Planning Department. Further to the south of the site is the Central Freeway, separating the northern end of the Mission District from this portion of the Market and Octavia Plan area. To the north are properties used for commercial and institutional purposes including City College of San Francisco.
4. **Project Description.** The proposed Ordinance would amend the Planning Code to establish the Veterans Commons Special Use District for the property at 150 Otis (Lot 007 in Assessor's Block 3513) and amend the City Zoning Map to change the height district from 85 to 125 feet, reflecting the boundaries of the Veterans Commons Special Use District. The amendments would facilitate the conversion of an existing structure currently used as a seasonal homeless shelter and City storage into 76 units of permanently affordable housing for formerly homeless veterans and a resident manager and accompanying social service space on lower floors for the residents of the development.

The proposed Special Use District utilizes the zoning controls of the Residential, Transit Oriented (RTO) District and will allow the proposed project on the identified site. As part of the SUD the project will be exempt from the controls regarding rear yard, usable open space, dwelling unit exposure, bicycle parking, dwelling unit mix and density requirements. The SUD will also allow the lower floors to be used to provide social services to the residents of the proposed project.

5. **Public Comment.** The Department has not received any public comment on this matter as of the date of this document.
6. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT:

Objectives and Policies

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

Policy 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

The proposed project is a high density development just to the west of the downtown area, situated in a building that the City of San Francisco has identified as part of its Surplus Property program. The proposed project will adaptively re-use a publicly held site that currently serves as a seasonal homeless shelter and a storage site for the City of San Francisco into 76 permanently affordable units for formerly homeless veterans and a resident manager and space for supportive social services for the residents of the building.

Policy 1.3

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

The proposed project is a high density development just to the west of the downtown area within a building that has been identified by the City of San Francisco to be a part of its Surplus Property program.

Policy 1.5

Support development of affordable housing on surplus public lands.

The proposed project will adaptively re-use a publicly held site that currently serves as a seasonal homeless shelter and a storage site for the City of San Francisco and one that has been identified by the City of San Francisco to be a part of its Surplus Property program into 76 permanently affordable units for formerly homeless veterans and a resident manager and space for supportive social services for the residents of the building.

OBJECTIVE 3

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

Policy 3.1

Ensure that existing housing is maintained in a decent, safe, and sanitary condition, without increasing rents or displacing low-income households.

As part of the scope of work for the rehabilitation of the existing 90 plus year old structure, the project proposes seismic, building system, and accessibility upgrades as well as the reconfiguration of interior spaces and the addition of a new, exterior elevator tower. The project will create 76 units of permanently affordable housing for formerly homeless veterans and a resident manager.

Policy 3.5

Improve the seismic stability of existing housing without reducing the supply of affordable housing.

As part of the creation of 76 units of permanently affordable units, the project proposes seismic upgrades to meet current building code standards.

Policy 3.6

Preserve landmark and historic residential buildings.

The proposed project would result in the conservation of an existing historic resource.

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

Policy 4.1

Actively identify and pursue opportunity sites for permanently affordable housing.

The proposed project site is part of the City of San Francisco Surplus Property program, and as such is the result of the identification of sites for permanently affordable housing. The project proposes to create 76 units of permanently affordable housing on publicly held land.

Policy 4.3

Encourage the construction of affordable units for single households in residential hotels and "efficiency" units.

The project proposes to create 76 units of permanently affordable housing for formerly homeless veterans and a resident manager. The sizes of the proposed units are generally considered adequate for households of not more than one to two persons and it is anticipated that the vast majority of households in the proposed project will be households of not more than one person.

Policy 4.4

Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.

As part of the entitlements being sought to realize the proposed project, a Special Use District will be created to grant a density bonus for the project. The creation of 76 units of affordable housing for formerly homeless veterans and a resident manager is a clear public benefit granted in exchange for the increased density at the site.

OBJECTIVE 5

INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S AFFORDABLE HOUSING PRODUCTION SYSTEM.

Policy 5.2

Support efforts of for-profit and non-profit organizations and other community-based groups and expand their capacity to produce and manage permanently affordable housing.

The SUD will support a 100% affordable housing project in conjunction with a local non-profit, community-based organization dedicated to the provision of affordable housing and community services.

OBJECTIVE 8

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

Policy 8.1

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

The proposed project will create 76 units of permanently affordable rental units. It is anticipated that a number of the residents will be elderly veterans and/or have special needs.

Policy 8.8

Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.

The proposed project will meet the latest ADA requirements as imposed by the City of San Francisco to provide the maximum possible accessibility, given site constraints, for disabled and elderly occupants.

OBJECTIVE 10

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.

Policy 10.1

Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

The proposed project seeks to convert a site currently used as a seasonal shelter for the homeless into 76 units of permanently affordable dwellings with space on lower floors for social services designed and aimed for the residents of the project.

**TRANSPORTATION ELEMENT:
Objectives and Policies**

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems

The proposed project coordinates the establishment of 76 permanently affordable units for formerly homeless veterans and a resident manager with the rich network of public transit found along Market Street, Mission Street and other intersections all within walking distance of the project site. Because off-street parking is not a part of the proposed project, there are no traffic problems to mitigate for the developer.

**AIR QUALITY ELEMENT:
Objectives and Policies**

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2:

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The SUD will permit greater density adjacent to transit infrastructure thus reducing potential air quality impacts.

**ENVIRONMENTAL PROTECTION ELEMENT:
Objectives and Policies**

OBJECTIVE 4

ASSURE THAT THE AMBIENT AIR OF SAN FRANCISCO AND THE BAY REGION IS CLEAN, PROVIDES MAXIMUM VISIBILITY, AND MEETS AIR QUALITY STANDARDS.

Policy 4.2:

Encourage the development and use of urban mass transportation systems in accordance with the objectives and policies of the Transportation Element.

Because the proposed project does not include off-street parking spaces, residents of the project will be using mass transit and other forms of transportation to commute to their places of work and recreation.

OBJECTIVE 13

ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Policy 13.1

Improve the energy efficiency of existing homes and apartment buildings.

Policy 13.4

Encourage the use of energy conserving appliances and lighting systems.

Policy 13.5

Emphasize energy conservation in local government housing assistance programs.

As part of the renovation of the existing building, the proposed project will incorporate numerous energy efficiency improvements including the use of energy conserving appliances and lighting systems. The project sponsor will assure that the renovations achieve at least the City required minimum rating under the Green Point Rated system and the proposed project is also participating in the Energy Star pilot program.

OBJECTIVE 15

INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.3:

Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

With the approval of the SUD, the proposed project will achieve a greater density adjacent to transit infrastructure thus encouraging less energy-intensive transit use.

MARKET AND OCTAVIA AREA PLAN

Objectives and Policies

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

POLICY 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The proposed project is located approximately two blocks from Market Street and Van Ness Avenue, and is well-served by transit that will allow residents of the development to easily travel throughout the City and Bay Region.

OBJECTIVE 2.2

ENCOURAGE CONSTRUCTION OF RESIDENTIAL INFILL THROUGHOUT THE PLAN AREA.

POLICY 2.2.5

Encourage additional units in existing buildings.

The proposed project seeks to create 76 permanently affordable units for formerly homeless veterans and a resident manager within an existing building that currently serves as a seasonal homeless shelter.

POLICY 2.2.6

Where possible, simplify zoning and planning controls to expedite the production of housing.

As part of the entitlements being sought to realize the proposed project, the creation of a Special Use District will enable the proposed project to meet planning controls for development on publicly held land.

OBJECTIVE 3.2

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

POLICY 3.2.5

Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

The proposed project will result in the preservation of a landmark building, with improvements made that meet all applicable preservation codes and standards.

POLICY 3.2.6

Encourage rehabilitation and adaptive reuse of historic buildings and resources.

The proposed project is an adaptive re-use of the existing historically significant building. The proposal includes an upgrade to seismic system, building system, and accessibility of the building; the reconfiguration of interior spaces; the addition of a new, exterior elevator tower; the addition of new deck and entrances at rear; and the replacement of windows.

7. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed project will have no adverse affect upon the existing neighborhood serving retail uses. The addition of 76 dwelling units and accompanying social services will provide many new potential

patrons for the existing neighborhood serving retail, preserving and enhancing the retail base in the immediate vicinity.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed project will create 76 additional units of affordable housing for the area, thereby increasing and enhancing the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The proposed project will enhance the supply of affordable housing by adding 76 units.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The proposed project will not impede Muni transit service or overburden streets or neighborhood parking as it is not expected that the residents of this project will own automobiles and it is anticipated that the residents will use public transit or walk as a means for mobility.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The proposed project will have no adverse affects upon the industrial and service sectors stemming from commercial office development as the project proposes the creation of 76 affordable dwelling units.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The scope of rehabilitation for the proposed project includes seismic upgrades to protect against injury and loss of life in an earthquake.

- G. That landmarks and historic buildings be preserved.

The proposed project will result in the preservation of a landmark building in accordance with the applicable standards.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed project will not adversely affect parks and open space and their access to sunlight and vistas as the project has been determined to not cast net new shadow upon any parks or open areas.

8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds the proposed text amendment, map change and general referral in Application No. 2008.1398RTZ, is, on balance, in conformity with the San Francisco General Plan.

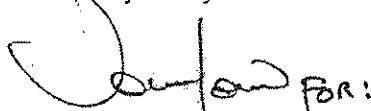
DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby finds the proposed text, map changes and general plan referral under Application 2008.1398RTZ to be, on balance, in conformity with the General Plan and eight Priority Policies of Planning Code Section 101.1.

The Planning Commission has reviewed and considered the FND and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment and adopts the FND.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this General Plan Referral to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18078. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 22, 2010.



Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Lee, Miguel, and Moore

NAYS: None

ABSENT: Commissioners Borden, Olague, and Sugaya (recused)

ADOPTED: April 22, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Planning Code and Zoning Map Amendments Case Report

HEARING DATE: APRIL 21, 2010

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: April 15, 2010
Case No.: 2008.1398 TZ
Project Address: 150 OTIS STREET
Zoning: P (Public Use District)
Proposed Zoning: Veterans Commons Special Use District
Height/Bulk: 85-X
Proposed Ht/Bulk: 125-X
Block/Lot: 3513/007
Project Sponsor: Supervisor David Chiu
Kim Piechota, Chinatown Community Development Center
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: Approval to Board of Supervisors

PROJECT DESCRIPTION

The proposed Ordinance would amend the Planning Code to establish the Veterans Commons Special Use District for the property at 150 Otis (Lot 007 in Assessor's Block 3513) and amend the City Zoning Map to change the height district from 85 to 125 feet, reflecting the boundaries of the Veterans Commons Special Use District. The amendments would facilitate the conversion of an existing structure currently used as a seasonal homeless shelter and City storage into 76 units of permanently affordable housing for formerly homeless veterans and a resident manager and accompanying social service space on lower floors for the residents of the development.

The proposed Special Use District utilizes the zoning controls of the Residential, Transit Oriented (RTO) District and will allow the proposed project on the identified site. As part of the SUD, the project will be exempt from the controls regarding rear yard, usable open space, dwelling unit exposure, bicycle parking, dwelling unit mix and density restrictions. The SUD will also allow the lower floors to be used to provide social services to the residents of the proposed project.

SITE DESCRIPTION AND PRESENT USE

The subject property is located mid-block on the west side of Otis Street between McCoppin Street and Duboce Avenue, within the Market and Octavia Neighborhood Plan area. The existing structure, originally constructed in 1916 as the Juvenile Court and Detention Home, has nine stories with an elevated entry fronting Otis Street. The site is currently used as a seasonal shelter for homeless adult males and as storage for the City of San Francisco. The building is designated as City Landmark #248.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the Market and Octavia Plan area. Immediately to the west of the property are buildings owned and operated by the City of San Francisco, including the Human Services Agency building. Further west are residential structures, primarily multi-family buildings. To the east, opposite Otis Street, are buildings that house other City Agencies, including the Department of Building Inspection, the Department of Public Works – Bureau of Construction Management and Engineering and the Planning Department. Further to the south of the site is the Central Freeway, separating the northern end of the Mission District from this portion of the Market and Octavia Plan area. To the north are properties used for commercial and institutional purposes including City College of San Francisco.

ENVIRONMENTAL REVIEW

On April 21, 2010, a Final Negative Declaration, Case No 2008.1398E, was published by the Planning Department. The Planning Department determined the project to have no significant effect on the environment pursuant to the California Environmental Quality Act ("CEQA").

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 2, 2010	April 2, 2010	20 days
Posted Notice	10 days	April 12, 2010	April 12, 2010	10 days
Mailed Notice	10 days	April 12, 2010	April 12, 2010	10 days

PUBLIC COMMENT

- As of the date of this document, the Department is not aware of any opposition to this project.

ISSUES AND OTHER CONSIDERATIONS

- The current zoning, P (Public Use), will not allow a project that is not wholly owned and operated by a public agency. The creation of the SUD, utilizing the zoning controls of the Residential, Transit Oriented (RTO) District, will allow the proposed project on the identified site. Without such an amendment to the Planning Code, the proposed project could not go forward.
- Being a property identified as surplus City property, the redevelopment of this site is an effort between multiple city agencies including the Department of Real Estate, the Mayor's Office on Housing and the Planning Department to provide housing for a population in need of permanently affordable housing.

- The subject property is designated as City Landmark #248 pursuant to Article 10 of the Planning Code and exterior alterations are subject to review and approval of the Historic Preservation Commission (HPC) of a Certificate of Appropriateness.
- Per Proposition J, the Historic Preservation Commission shall review ordinances proposed by the Board of Supervisors concerning zoning and shall make recommendations to the Board of Supervisors.
- The Planning Commission must also review and make recommendation to the Board of Supervisors regarding the proposed Ordinance, Zoning Map Amendments, and General Plan Referral. Accordingly, the project will be heard at their regularly scheduled April 22, 2010 hearing.

REQUIRED COMMISSION ACTION

The Historic Preservation Commission shall review ordinances proposed by the Board of Supervisors concerning zoning and may recommend to the Board of Supervisors that they approve, or approve in part, or disapprove the proposed Planning Code Text Amendment and Zoning Map change.

RECOMMENDATION

The Department recommendation is that the Commission recommends approval of the proposed Ordinance to the Board of Supervisors.

BASIS FOR RECOMMENDATION

- The proposal will adaptively use and rehabilitate the landmark building in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.
- The proposal will facilitate the establishment of 76 units of permanently affordable housing for formerly homeless veterans and a resident manager and will allow the addition of a new elevator tower, among other accessibility upgrades. This type of housing is of vital importance to the general welfare of the City and its inhabitants.
- The proposal includes a number of energy efficiency, building systems, seismic system and accessibility upgrades to a publicly held building. The retrofitting of public buildings, and in particular seismic retrofitting, is of great importance to City.
- The proposal is part of the Surplus City Property Ordinance which is intended to foster greater inter-agency effort to identify and redevelop City held sites and promotes a much higher and better use of publically held property than the current uses.
- The proposal is, on balance, consistent with the General Plan.

RECOMMENDATION:	Approval to the Board of Supervisors of Text and Map Changes to the Planning Code to create the Veterans Commons Special Use District with a 125-X height and bulk district
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Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Draft Commission Resolution |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Proposed Ordinance |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> General Plan Referral Draft Motion |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Context Photo | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> SUD Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Environmental Determination | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

PL: G:\DOCUMENTS\150 otis\code and zoning amend cs rpt.doc



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code and Zoning Map Amendments General Plan Referral

HEARING DATE: APRIL 22, 2010

Date: April 8, 2010
Case No.: 2008.1398 RTZ
Project Address: 150 OTIS STREET
Zoning: P (Public Use District)
Proposed Zoning: Veterans Commons Special Use District
Height/Bulk 85-X
Proposed Ht/Bulk 125-X
Block/Lot: 3513/007
Project Sponsor: Kim Piechota, Chinatown Community Development Center
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: Approval to Board of Supervisors

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

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Planning
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PROJECT DESCRIPTION

The proposed Ordinance would amend the Planning Code to establish the Veterans Commons Special Use District for the property at 150 Otis (Lot 007 in Assessor's Block 3513) and amend the City Zoning Map to change the height district from 85 to 125 feet, reflecting the boundaries of the Veterans Commons Special Use District. The amendments would facilitate the conversion of an existing structure currently used as a seasonal homeless shelter and City storage into 76 units of permanently affordable housing for formerly homeless veterans and a resident manager and accompanying social service space on lower floors for the residents of the development.

The proposed Special Use District utilizes the zoning controls of the Residential, Transit Oriented (RTO) District and will allow the proposed project on the identified site. As part of the SUD the project will be exempt from the controls regarding rear yard, usable open space, dwelling unit exposure, bicycle parking, dwelling unit mix and density restrictions. The SUD will also allow the lower floors to be used to provide social services to the residents of the proposed project.

SITE DESCRIPTION AND PRESENT USE

The subject property is located mid-block on the west side of Otis Street between McCoppin Street and Duboce Avenue, within the Market and Octavia Neighborhood Plan area. The existing structure, originally constructed in 1916 as the Juvenile Court and Detention Home, has nine stories with an elevated entry fronting Otis Street. The site is currently used as a seasonal shelter for homeless adult males and as storage for the City of San Francisco.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the Market and Octavia Plan area. Immediately to the west of the property are buildings owned and operated by the City of San Francisco, including the Human Services Agency building. Further west are residential structures, primarily multi-family buildings. To the east, opposite Otis Street, are buildings that house other City Agencies, including the Department of Building Inspection, the Department of Public Works – Bureau of Construction Management and Engineering and the Planning Department. Further to the south of the site is the Central Freeway, separating the northern end of the Mission District from this portion of the Market and Octavia Plan area. To the north are properties used for commercial and institutional purposes including City College of San Francisco.

ENVIRONMENTAL REVIEW

On April 20, 2010 a Final Negative Declaration, Case No 2008.1398E, was prepared and published for public review. The Planning Department determined the project to have no significant effect on the environment pursuant to the California Environmental Quality Act ("CEQA").

HEARING NOTIFICATION

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PUBLIC COMMENT

- As of the date of this document, the Department is not aware of any opposition to this project.

ISSUES AND OTHER CONSIDERATIONS

- The current zoning, P (Public Use), will not allow a project that is not wholly owned and operated by a public agency. The creation of the SUD, utilizing the zoning controls of the Residential, Transit Oriented (RTO) District, will allow the proposed project on the identified site. Without such an amendment to the Planning Code the proposed project could not go forward.
- Being a property identified as surplus City property, the redevelopment of this site is an effort between multiple city agencies including the Department of Real Estate, the Mayor's Office on Housing and the Planning Department to provide housing for a population in need of permanently affordable housing.
- The subject property is designated as City Landmark #248 pursuant to Article 10 of the Planning Code and exterior alterations are subject to review and approval of the Historic Preservation Commission (HPC) of a Certificate of Appropriateness. Accordingly, at their regularly

scheduled April 21, 2010 hearing, the HPC approved with conditions a Certificate of Appropriateness for the proposed Project.

REQUIRED COMMISSION ACTION

The Commission may approve, or approve in part, or disapprove the proposed Planning Code Text Amendment, Zoning Map change and General Plan Referral.

BASIS FOR RECOMMENDATION

- The proposal will facilitate the establishment of 76 units of permanently affordable housing for formerly homeless veterans and a resident manager and will allow the addition of a new elevator tower, among other accessibility upgrades. This type of housing is of vital importance to the general welfare of the City and its inhabitants.
- The proposal includes a number of energy efficiency, building systems, seismic system and accessibility upgrades to a publicly held building. The retrofitting of public buildings, and in particular seismic retrofitting, is of great importance to City.
- The proposal is part of the Surplus City Property Ordinance which is intended to foster greater inter-agency effort to identify and redevelop City held sites and promotes a much higher and better use of publically held property than the current uses.
- The proposal is, on balance, consistent with the General Plan.

RECOMMENDATION:	Approval to the Board of Supervisors of Text and Map Changes to the Planning Code to create the Veterans Commons Special Use District with a 125-X height and bulk district; Approval of the General Plan Referral
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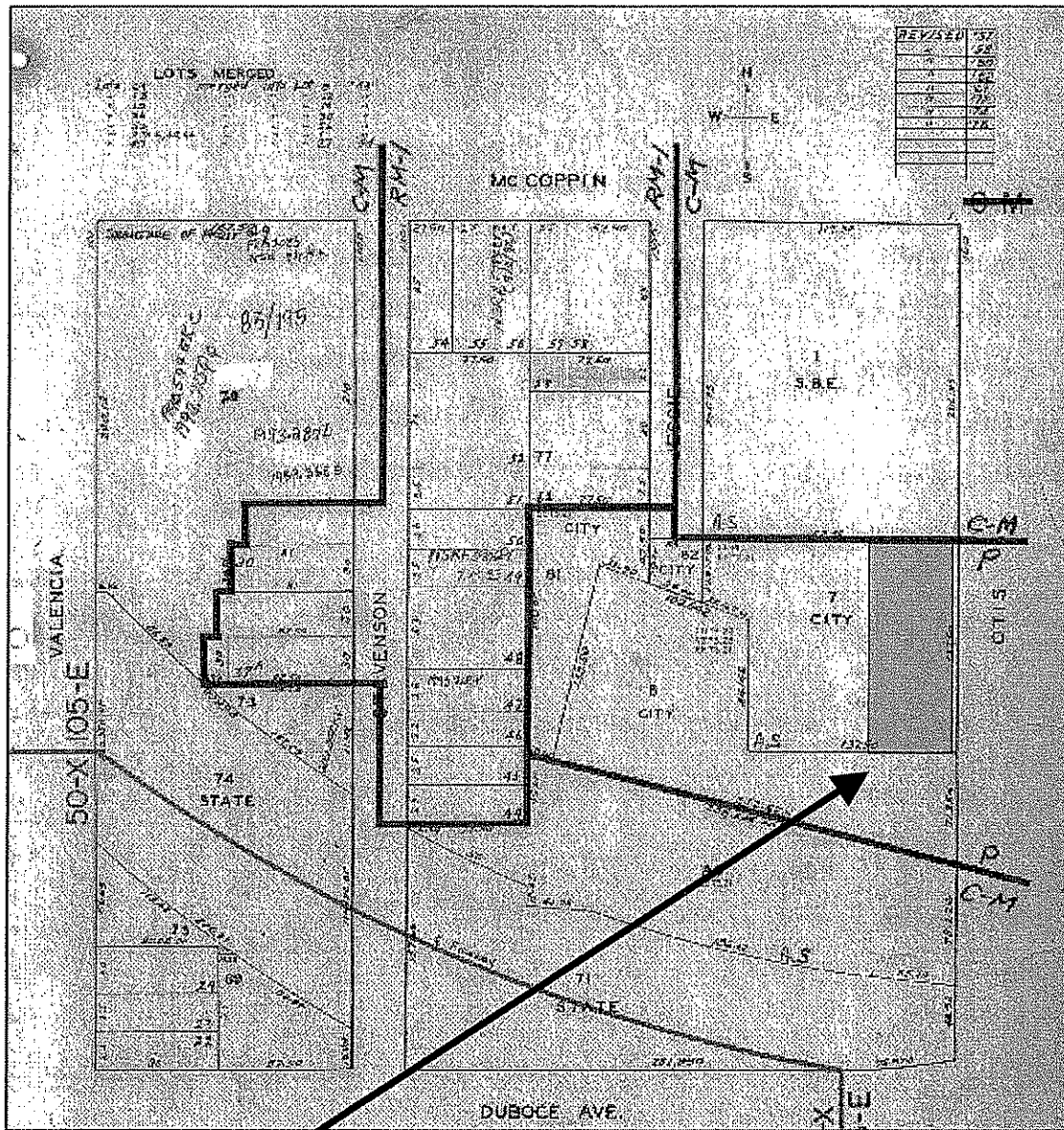
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Exhibits above marked with an "X" are included in this packet

Planner's Initials

Parcel Map

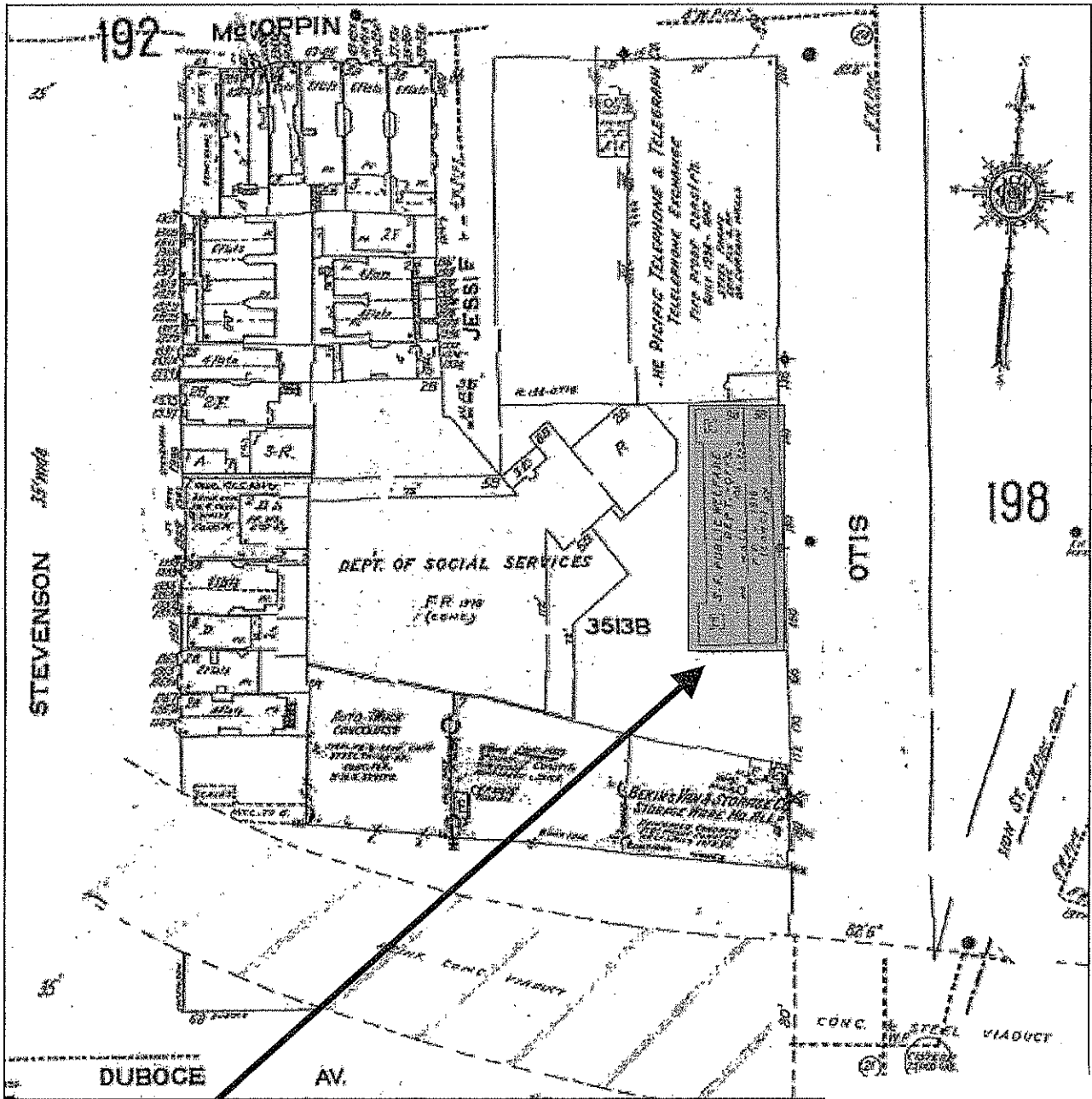


SUBJECT PROPERTY



Text and Map Change
 Case Number 2008.1398TZ
 Veterans Commons Special Use District
 150 Otis Street

Sanborn Map*



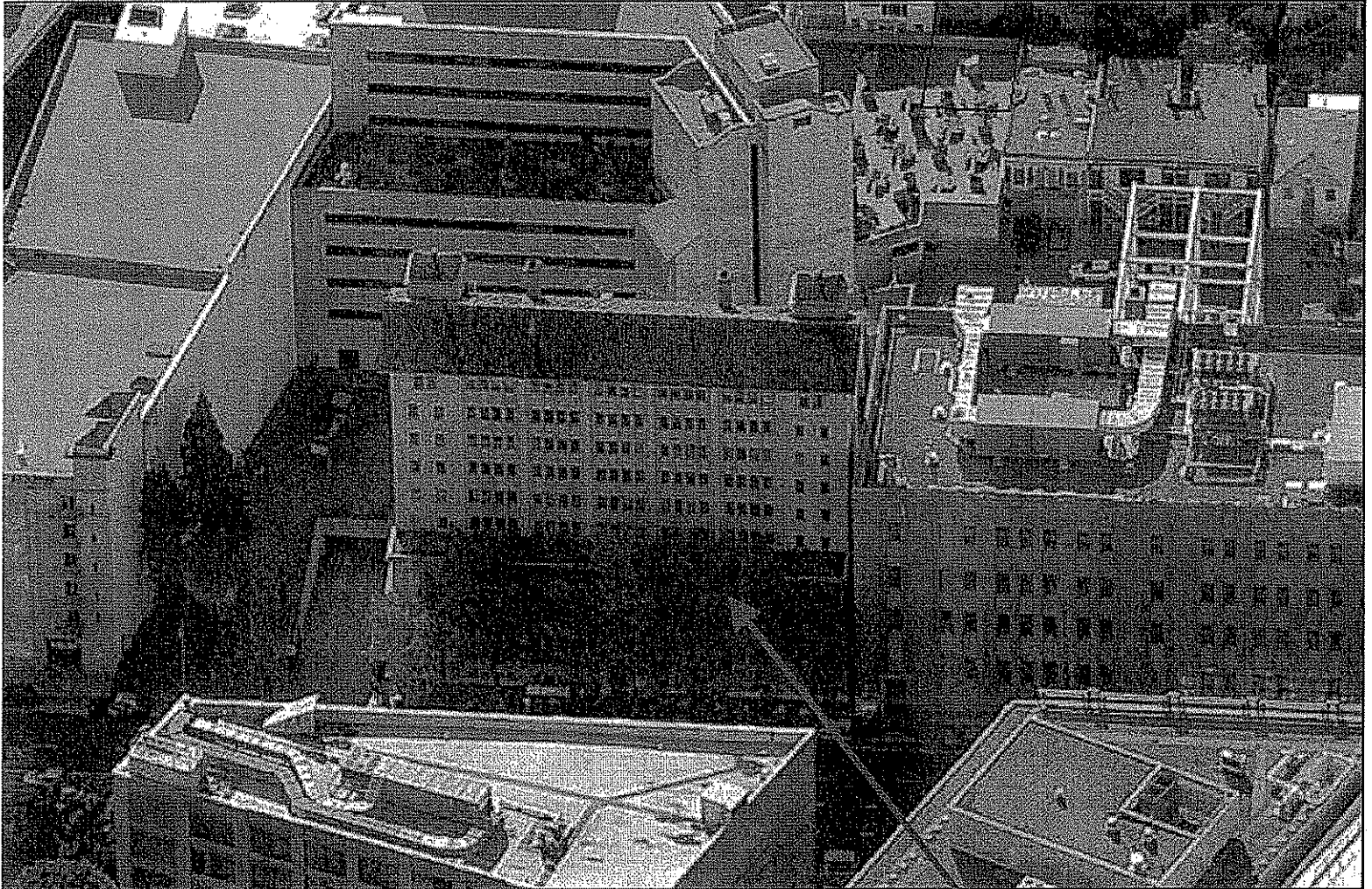
SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Text and Map Change
 Case Number 2008.1398TZ
 Veterans Commons Special Use District
 150 Otis Street

Aerial Photo



SUBJECT PROPERTY



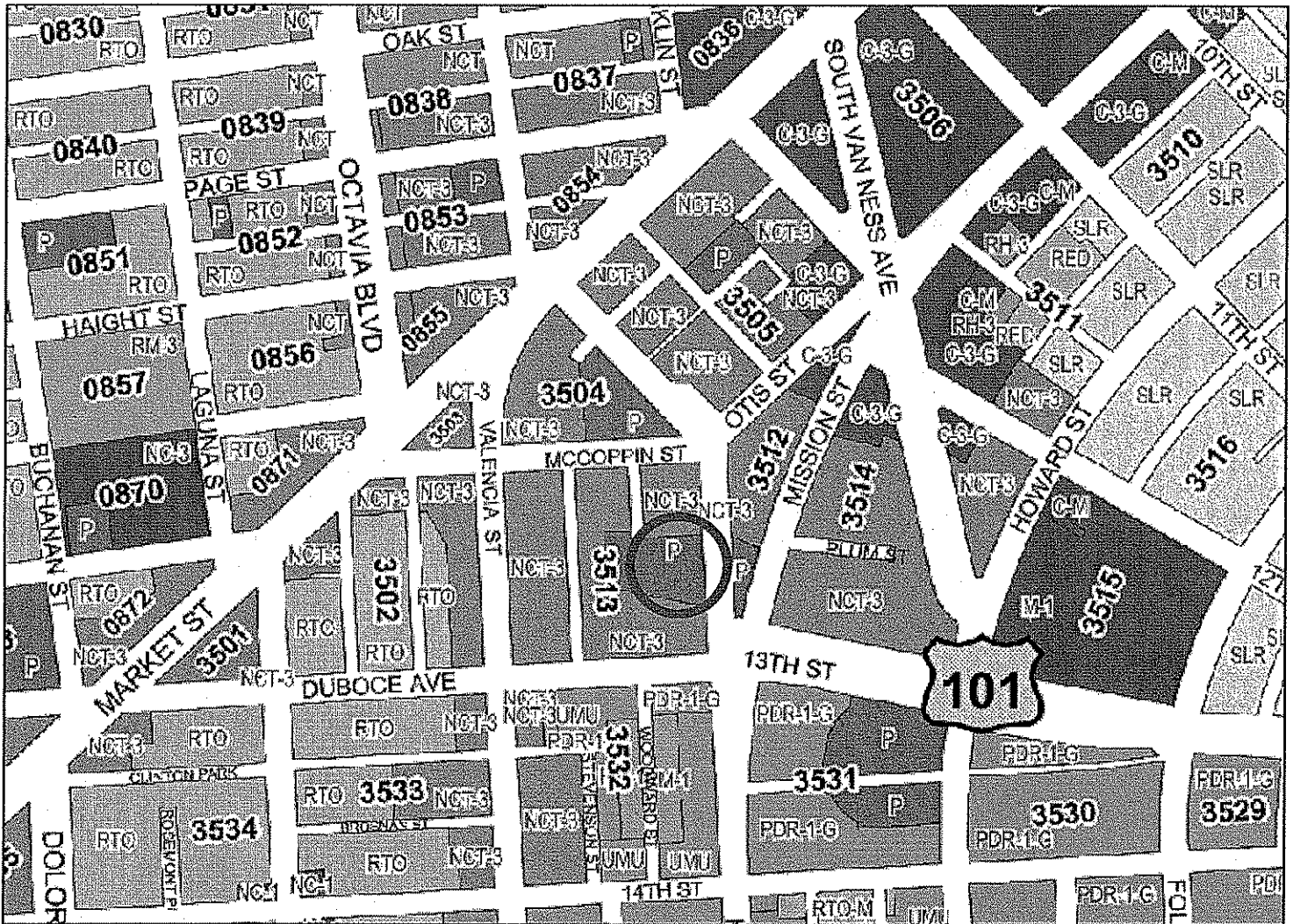
Text and Map Change
Case Number 2008.1398TZ
Veterans Commons Special Use District
150 Otis Street

Context Photos



SUBJECT PROPERTY

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3(O)SD

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH-DTR TB-DTR

MISSION BAY DISTRICTS

MB-OS ME-O

PUBLIC DISTRICT

P



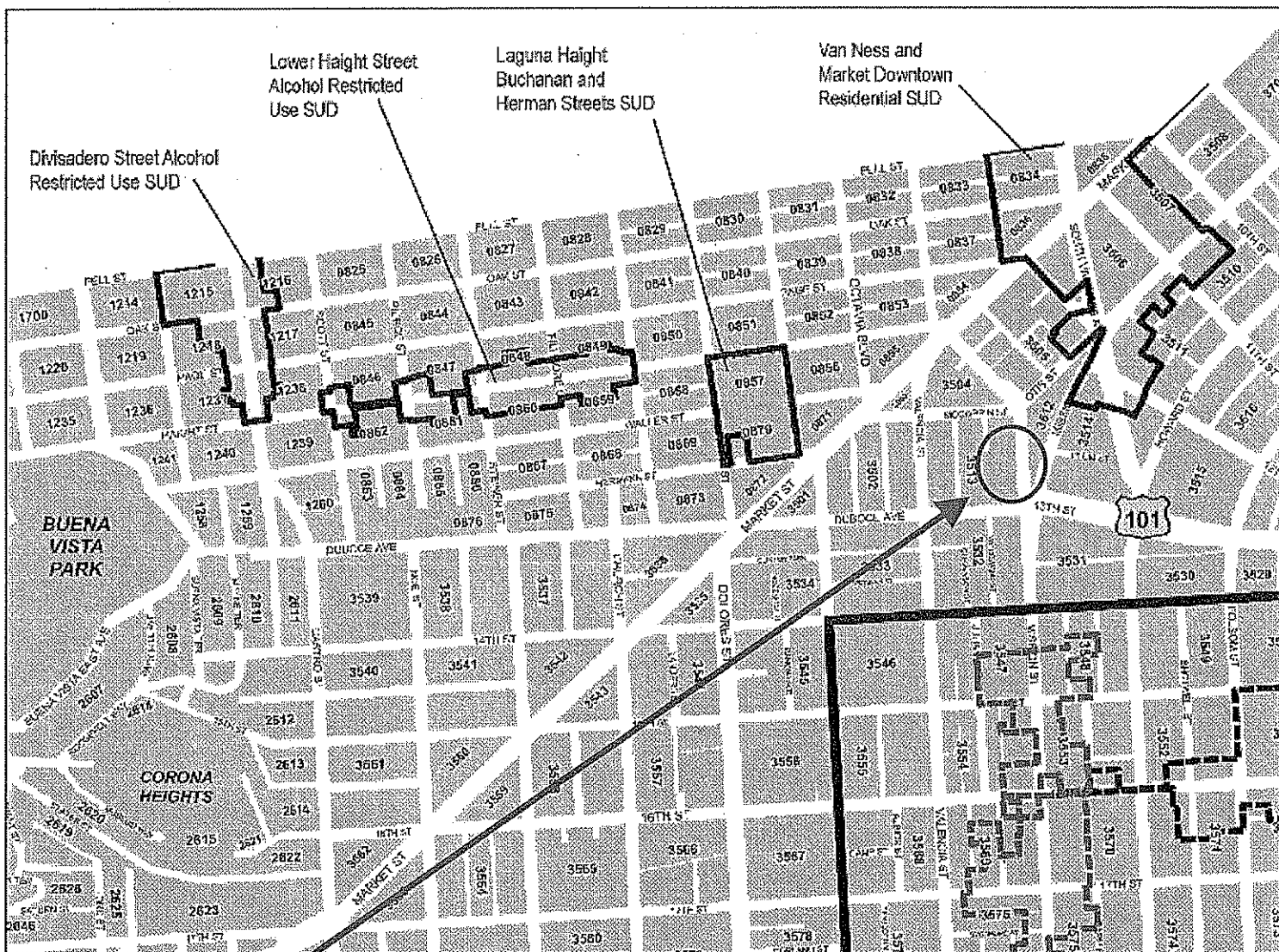
Text and Map Change

Case Number 2008.1398TZ

Veterans Commons Special Use District

150 Otis Street

Special Use District Map

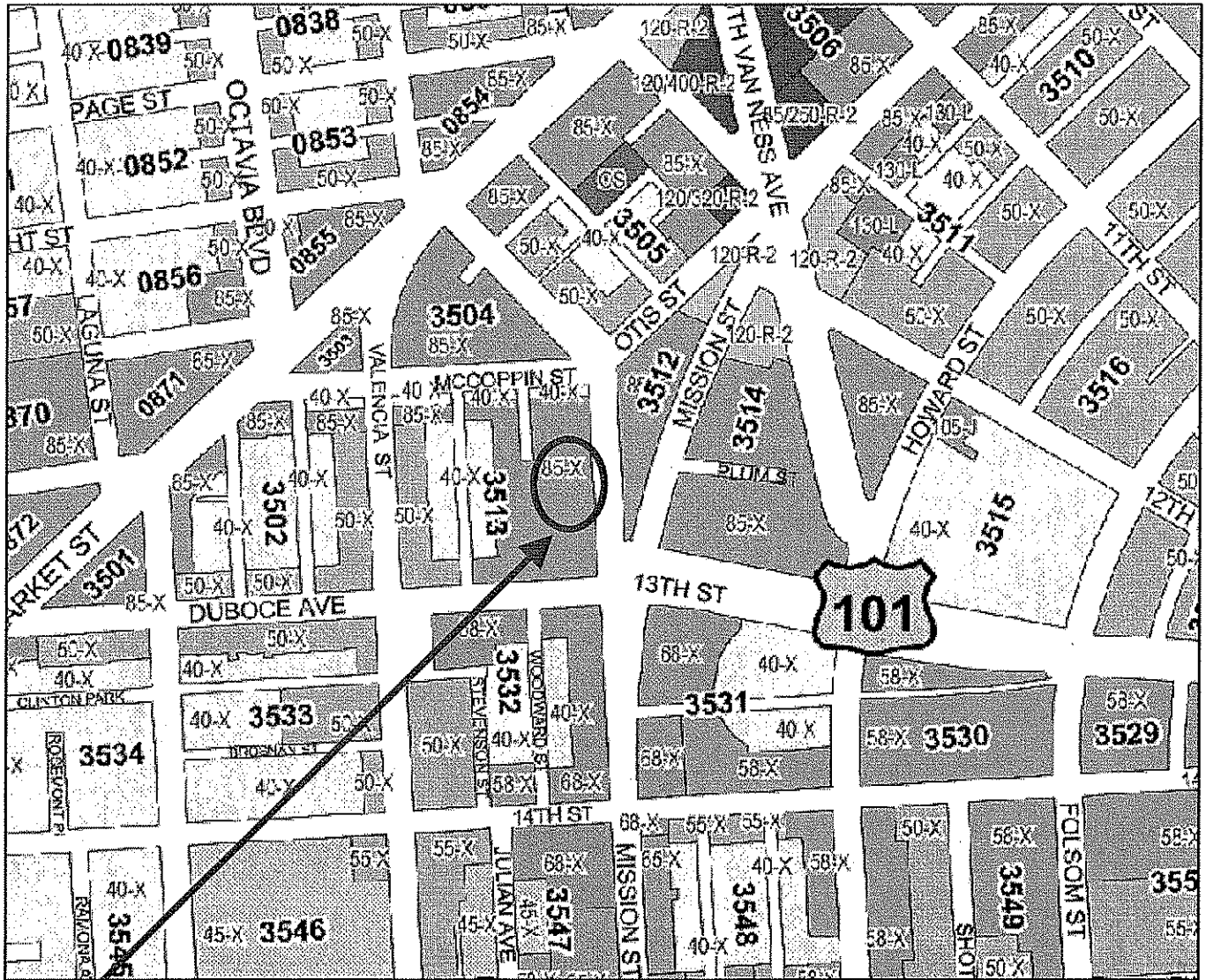


SUBJECT PROPERTY



Text and Map Change
 Case Number 2008.1398TZ
 Veterans Commons Special Use District
 150 Otis Street

Height and Bulk Map



SUBJECT PROPERTY



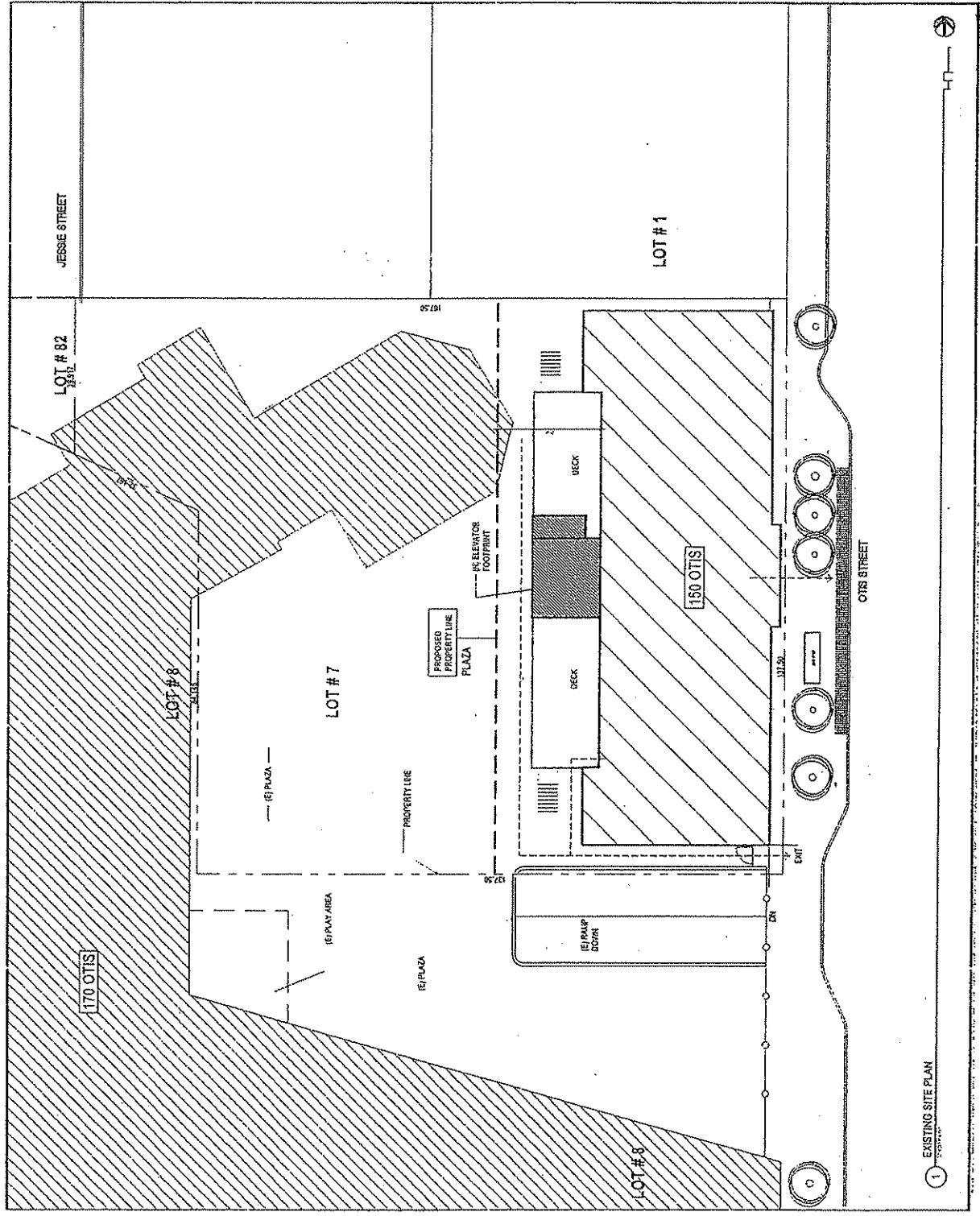
Text and Map Change
 Case Number 2008.1398TZ
 Veterans Commons Special Use District
 150 Otis Street

NO.	DATE	DESCRIPTION
1	11/21/11	EXISTING SITE PLAN
2	03/14/12	REVISED PROPERTY LINE
3	03/14/12	REVISED PROPERTY LINE
4	03/14/12	REVISED PROPERTY LINE
5	03/14/12	REVISED PROPERTY LINE
6	03/14/12	REVISED PROPERTY LINE
7	03/14/12	REVISED PROPERTY LINE
8	03/14/12	REVISED PROPERTY LINE
9	03/14/12	REVISED PROPERTY LINE
10	03/14/12	REVISED PROPERTY LINE

Valerian Commons
 158 DBS

EXISTING
 SITE PLAN

A1.01



1 EXISTING SITE PLAN



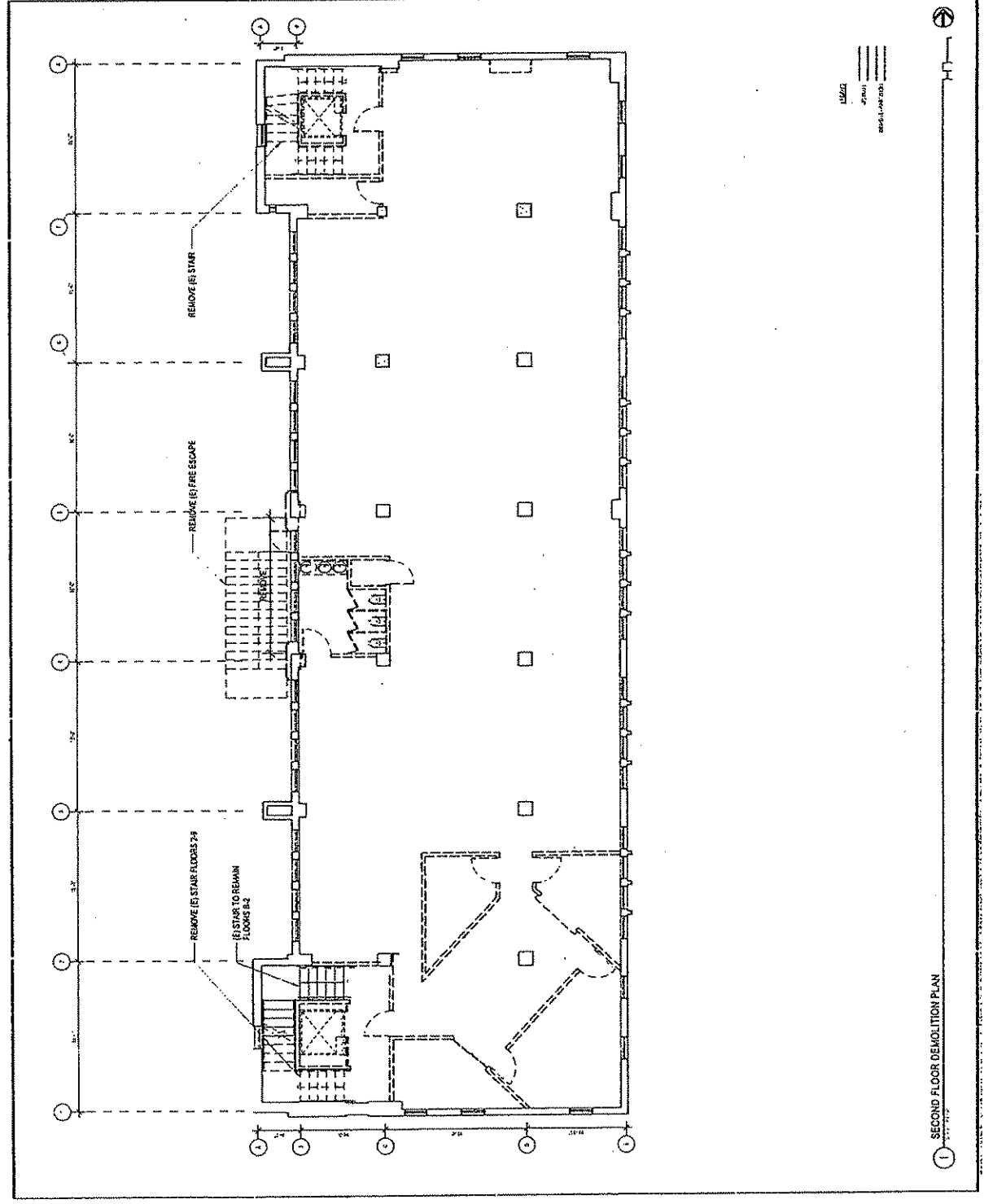
Project Name	
PROJECT NO.	150-001
DATE	10/15/10
DESIGNER	GP
CLIENT	Veterans Commons
SCALE	1/8" = 1'-0"

Project
 Veterans Commons
 150 001

SECOND FLOOR
 DEMO PLAN

A1.12

PART 14.05



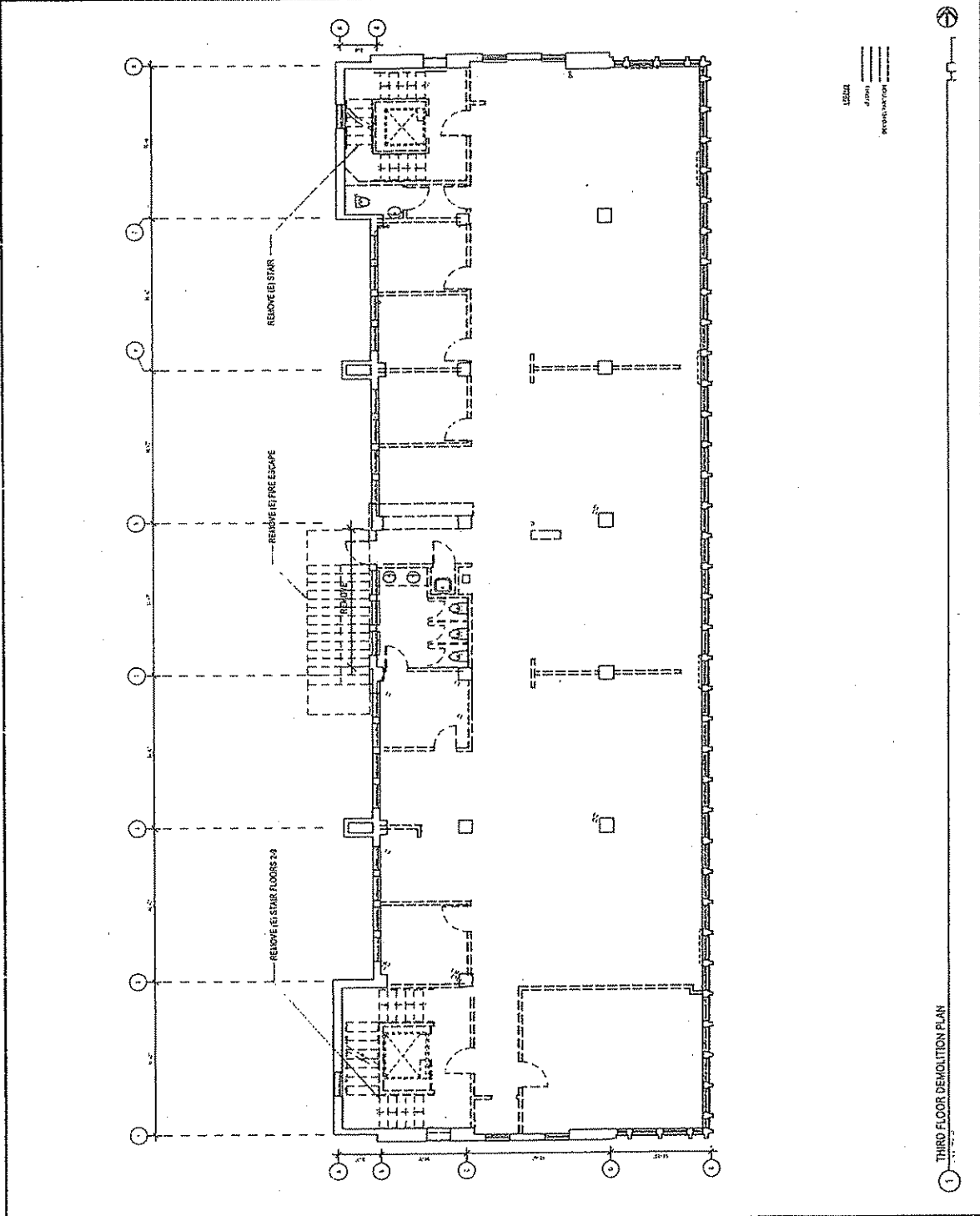
① SECOND FLOOR DEMOLITION PLAN
 10/15/10



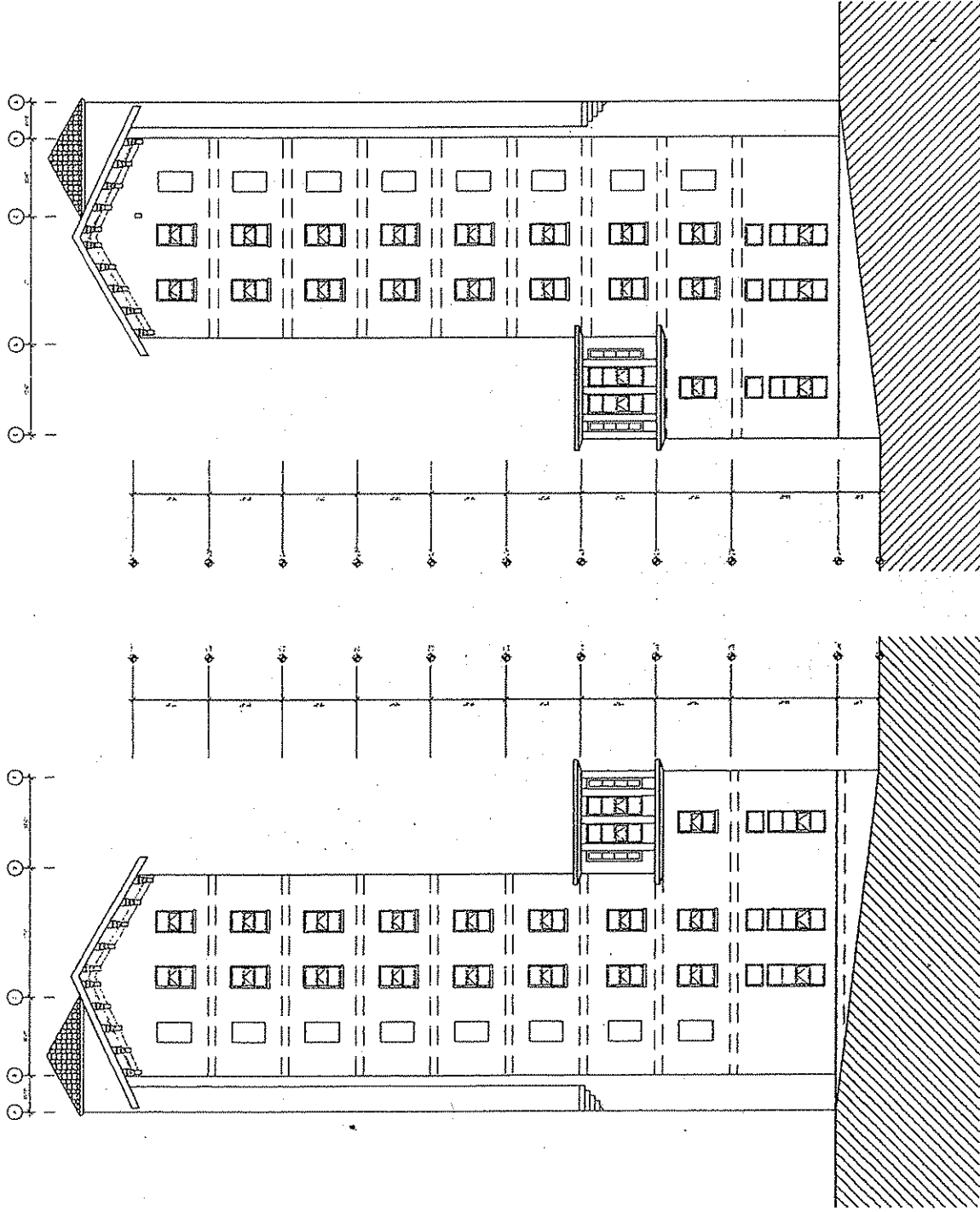
NO.	REVISION	DATE	BY	CHKD.

Veterans Commons
1A 00A

THIRD FLOOR
 DEMO PLAN
A1.13



12/20/11
 J. J. J.
 ARCHITECT



2 EXISTING NORTH ELEVATION

1 EXISTING SOUTH ELEVATION

NO.	DATE	DESCRIPTION
1	10/1/04	PRELIMINARY
2	10/15/04	REVISED
3	10/20/04	REVISED
4	10/25/04	REVISED
5	11/1/04	REVISED
6	11/15/04	REVISED
7	11/20/04	REVISED
8	11/25/04	REVISED
9	12/1/04	REVISED
10	12/15/04	REVISED
11	12/20/04	REVISED
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26	4/15/05	REVISED
27	4/20/05	REVISED
28	4/25/05	REVISED
29	5/1/05	REVISED
30	5/15/05	REVISED
31	5/20/05	REVISED
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PROJECT
 Veterans Commons
 135 0th

MANAGEMENT

DATE
 EXISTING NORTH &
 SOUTH ELEVATIONS

A1.31

SHEET NO.
 DRAWING

SCALE
 DATE

DATE: _____
 SCALE: _____

PROJECT: _____

DATE	DESCRIPTION

Veterans Commons
 156 018

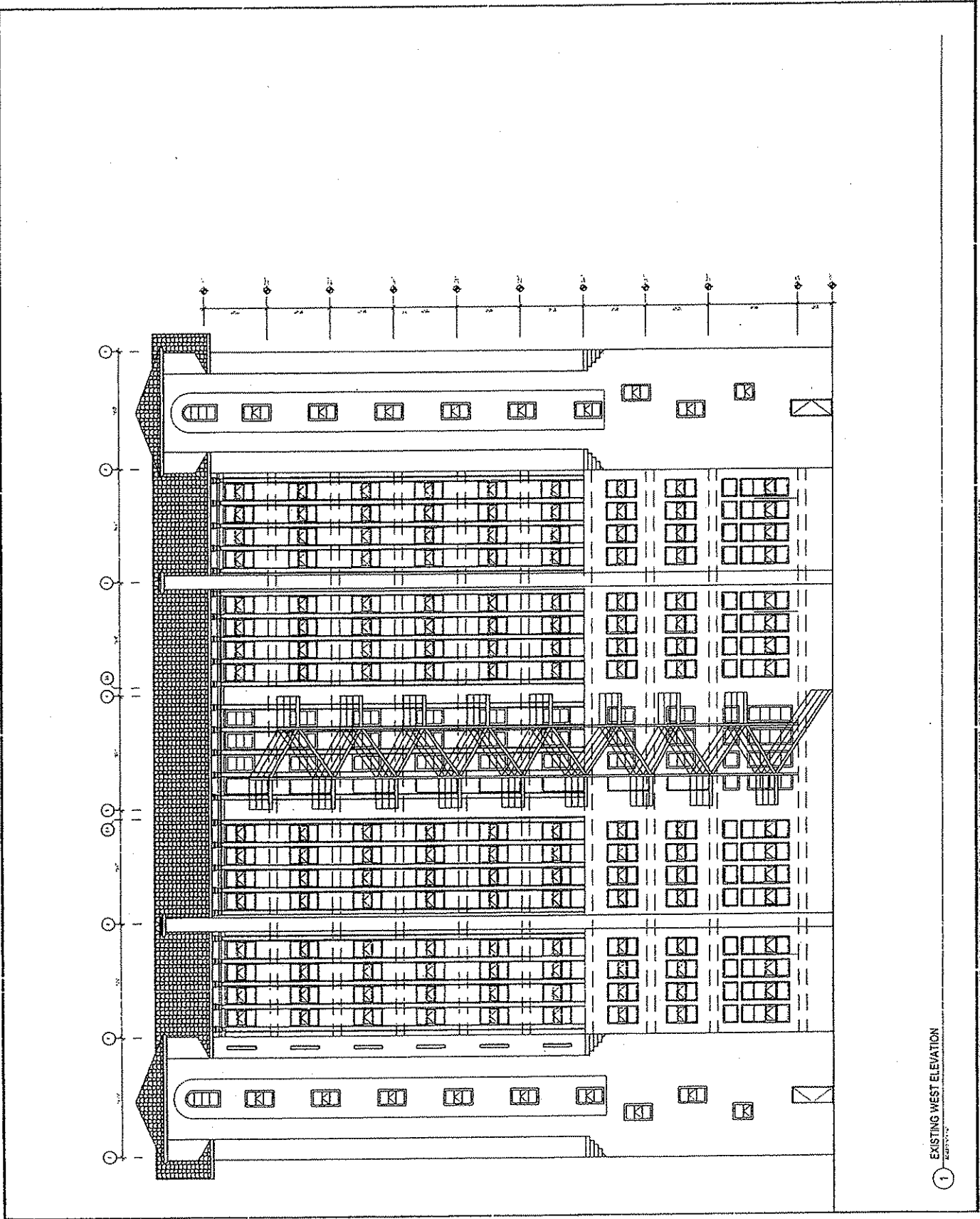
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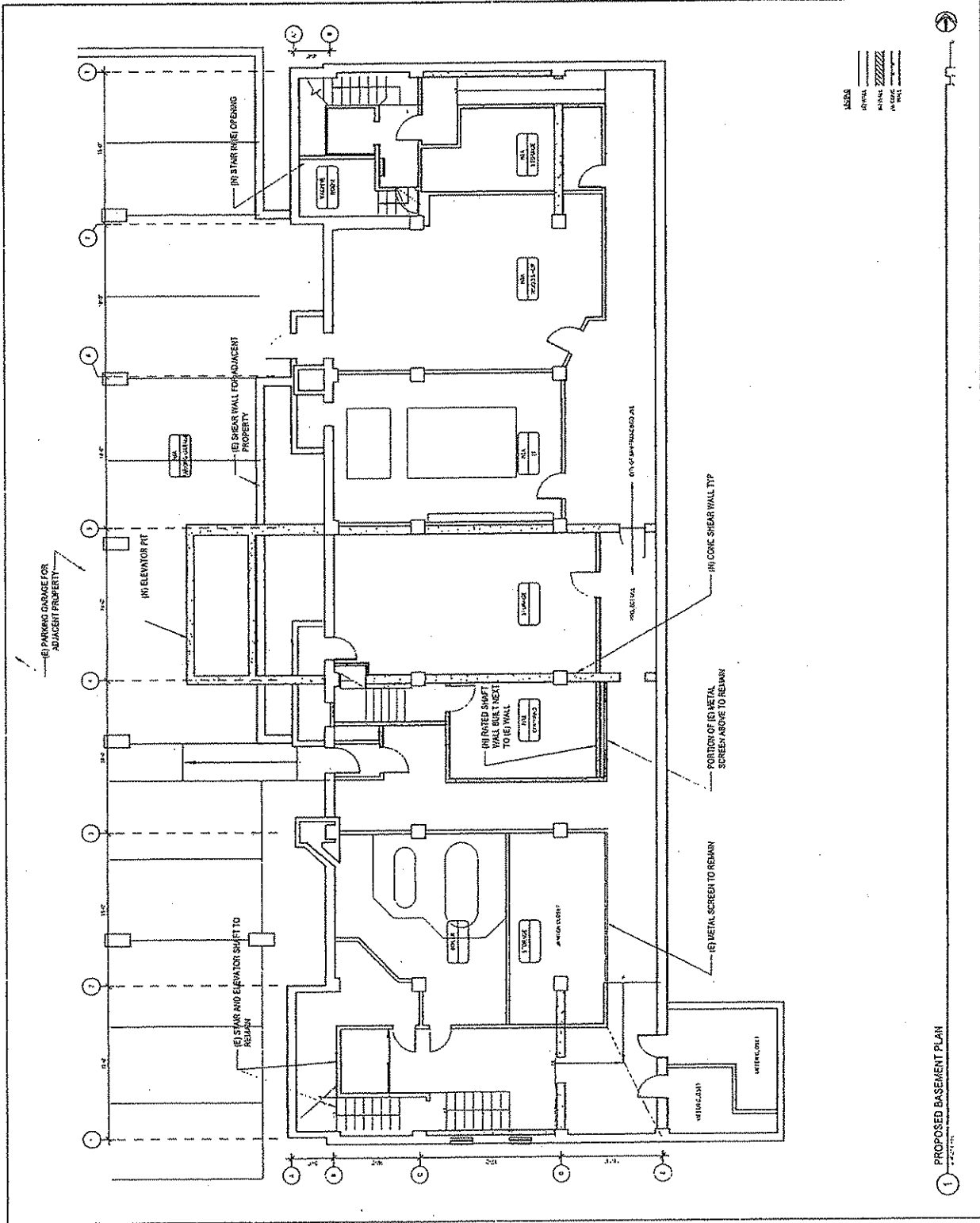
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PROJECT: _____
 DRAWING: _____

DATE: _____



EXISTING WEST ELEVATION



1 PROPOSED BASEMENT PLAN

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98	REVISED PER COMMENTS	11/15/18
99	REVISED PER COMMENTS	12/15/18
100	REVISED PER COMMENTS	01/15/19

Veterans Commons
 150 Old

PROPOSED
 BASEMENT PLAN

A2.10

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

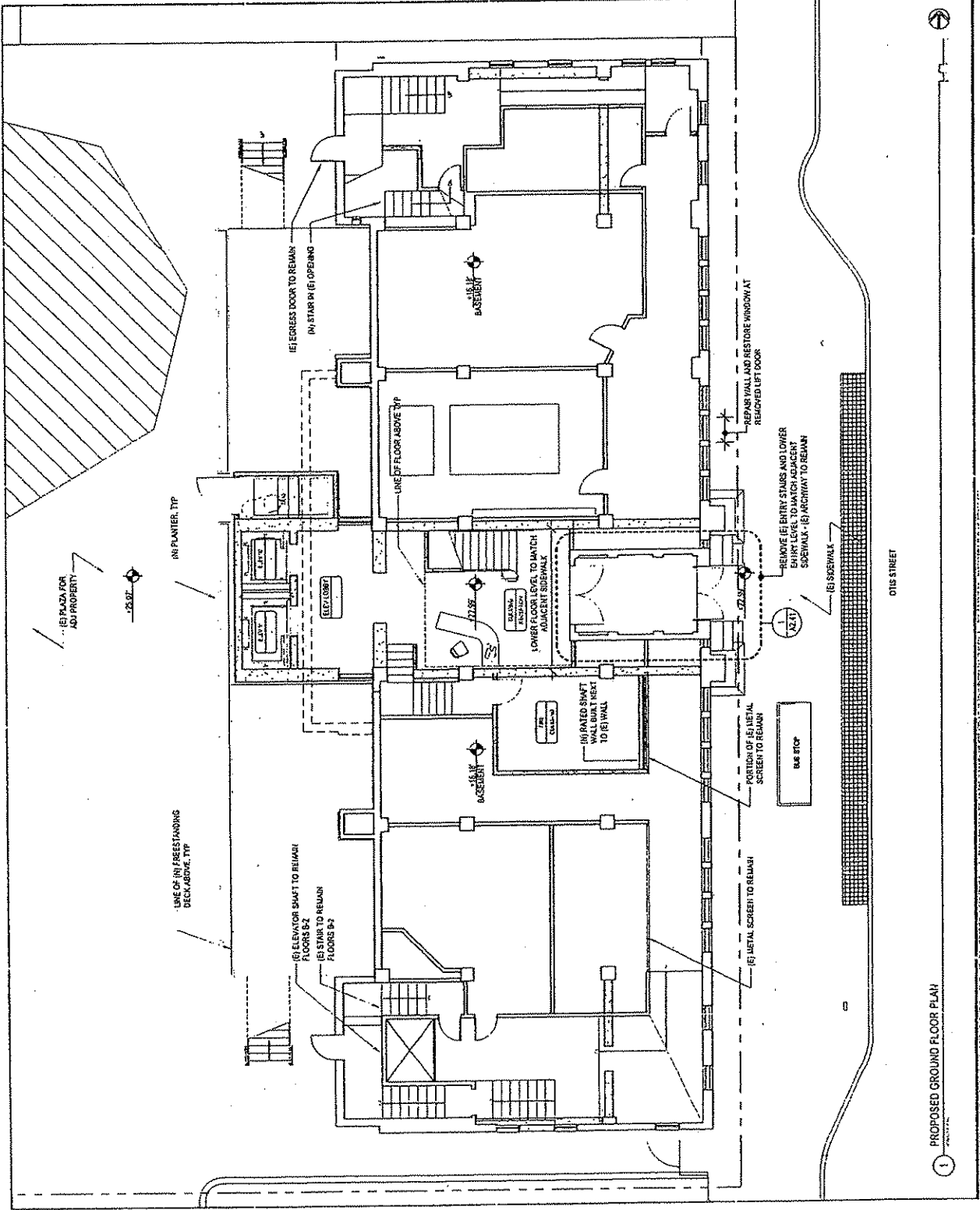
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Veterans Commons
 19-016

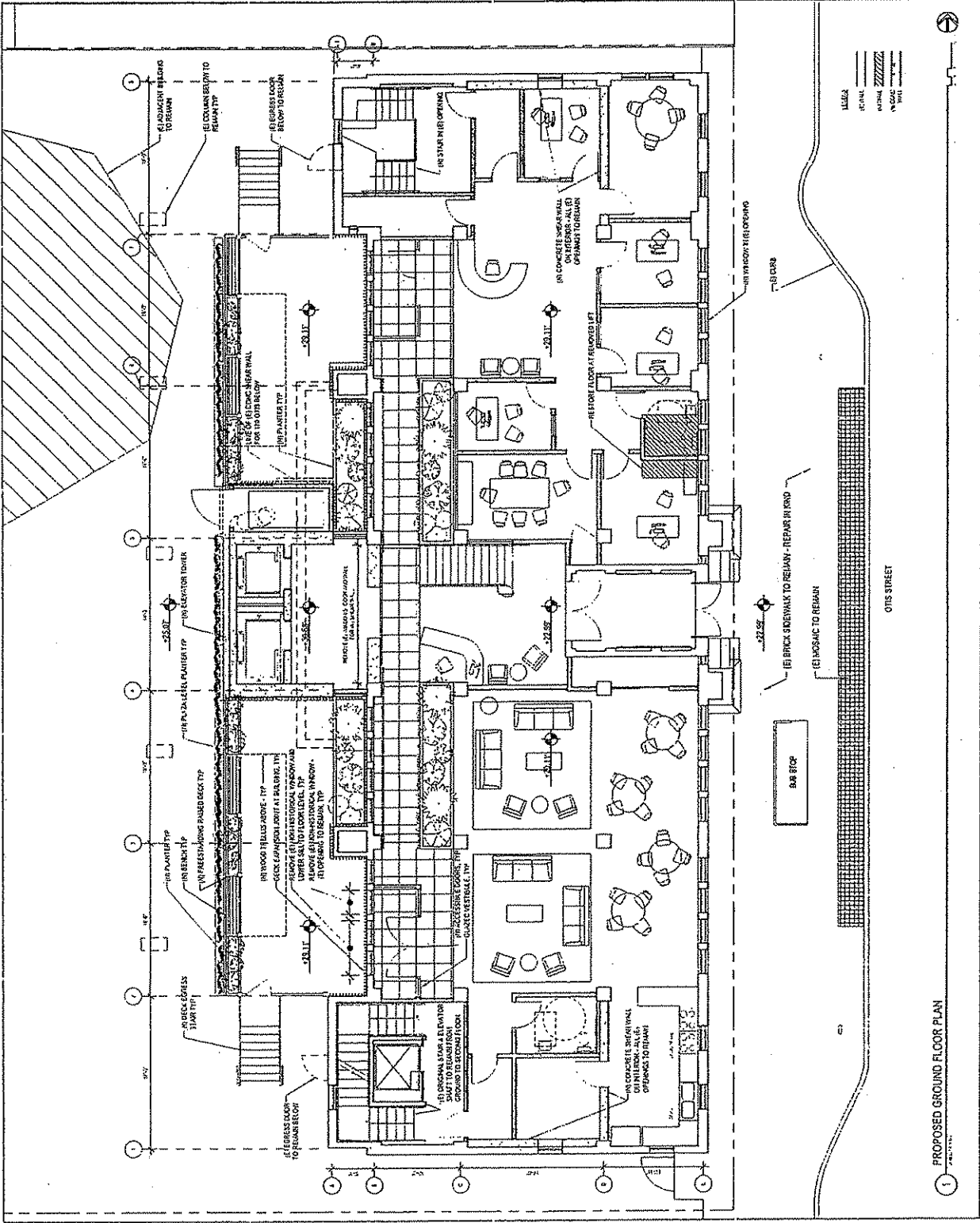
PROPOSED
 SIDEWALK LEVEL PLAN

A2.10A

DATE: _____
 SCALE: _____



1 PROPOSED GROUND FLOOR PLAN



Room No.	Room Name	Area (sq. ft.)
101	RECEPTION	1,200
102	OFFICE	800
103	OFFICE	800
104	OFFICE	800
105	OFFICE	800
106	OFFICE	800
107	OFFICE	800
108	OFFICE	800
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150	OFFICE	800

Veterans Commons
 149 Old
 PROPOSED
 GROUND FLOOR PLAN
 A2.11

PROPOSED GROUND FLOOR PLAN

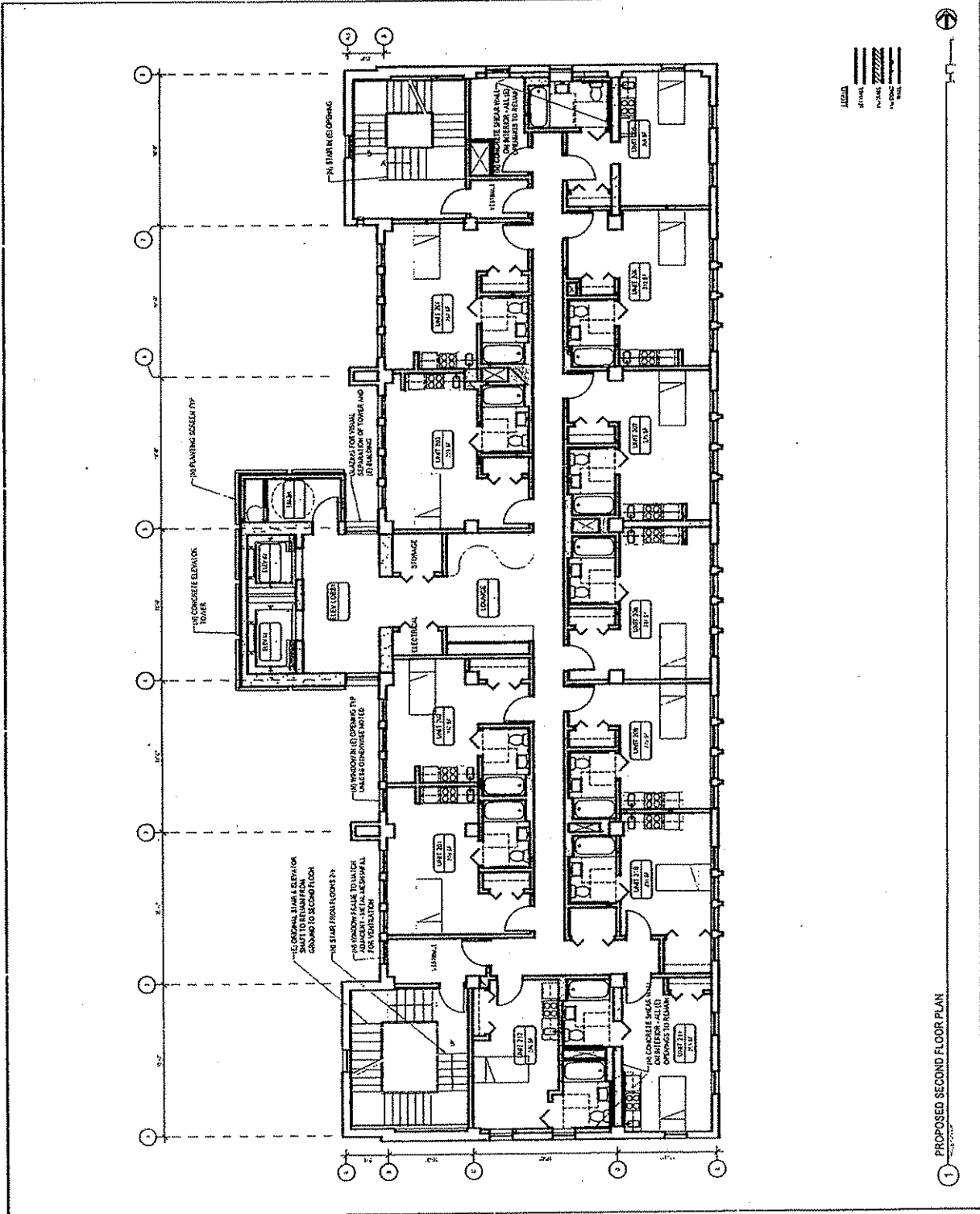


REV	DATE	DESCRIPTION	BY	CHK
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04	03/11/08	REVISIONS TO PERMITS	JG	MS
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99	02/11/16	REVISIONS TO PERMITS	JG	MS
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Veterans Comments
 156 004

PROPOSED
 SECOND FLOOR PLAN

A2.12



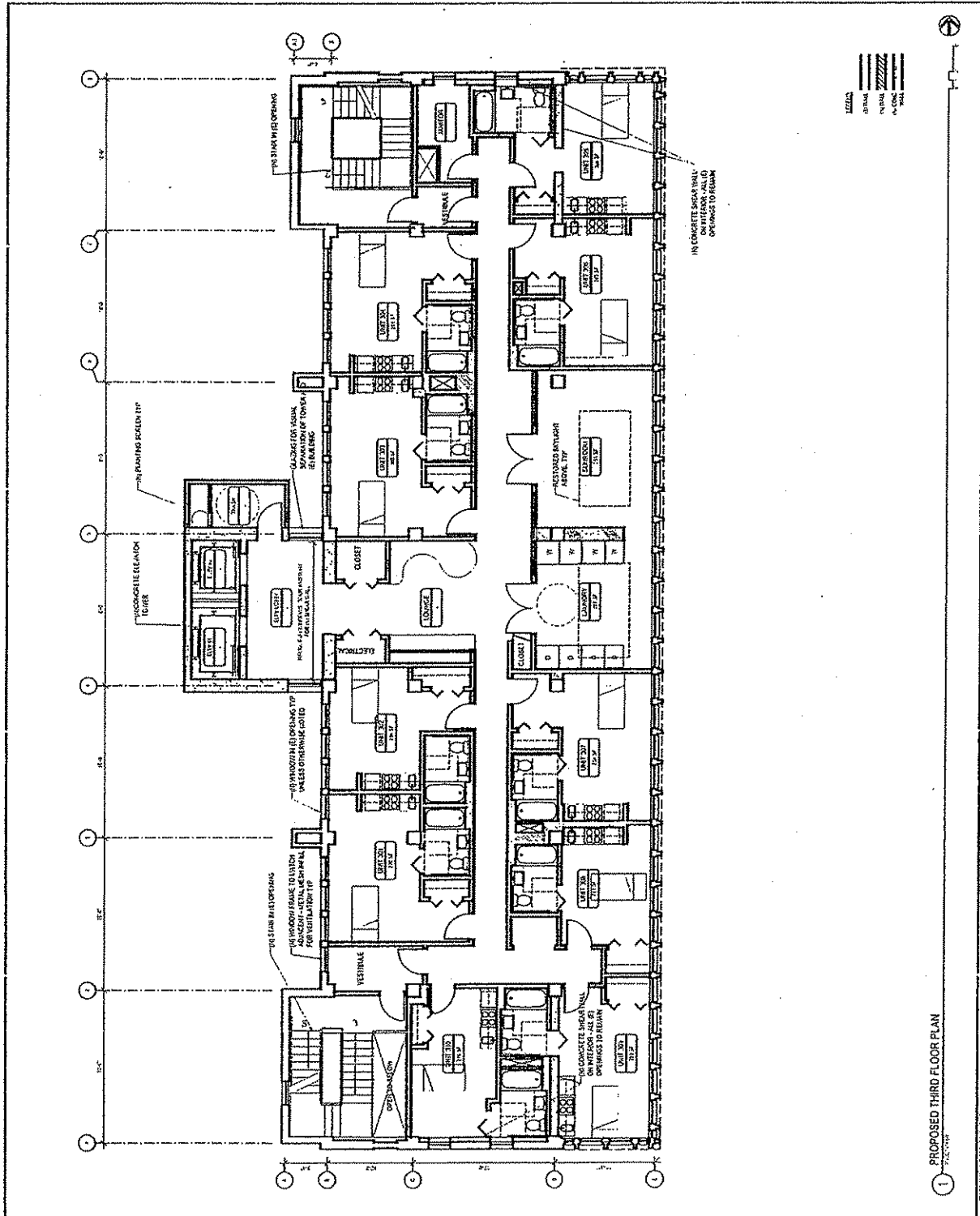
1 PROPOSED SECOND FLOOR PLAN



Room No.	Room Name	Area (sq. ft.)
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Veterans Commons
 159 010

PROPOSED
 THIRD FLOOR PLAN
A2.13



1 PROPOSED THIRD FLOOR PLAN

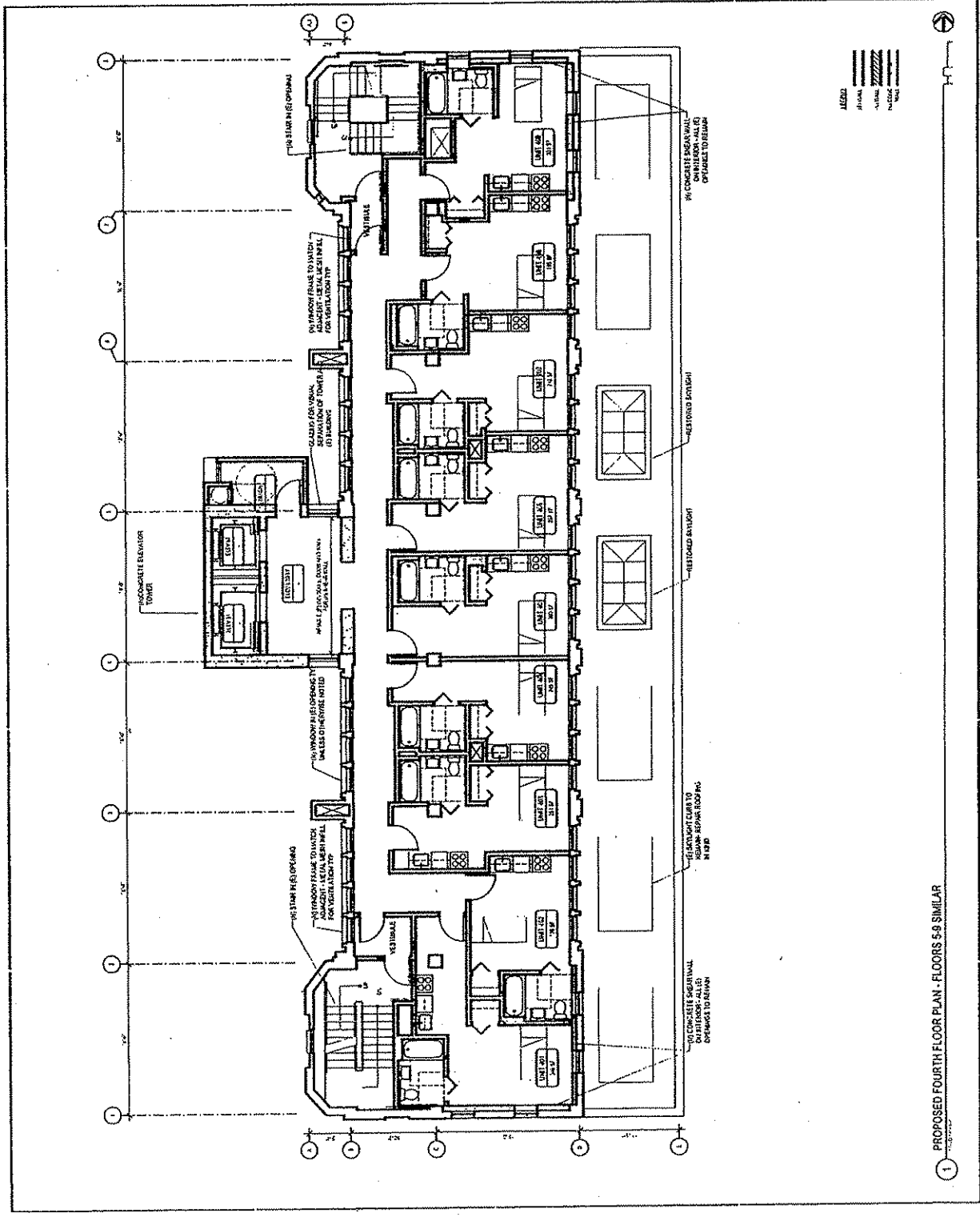
Gelfand Partners
ARCHITECTS
 1000...
 San Francisco, CA 94103
 Tel: 415. 398. 1000
 www.gelfandpartners.com



Check Item	Date
100% DESIGN	02/17/14
PERMITS	03/11/14
CONSTRUCTION	03/11/14
FINAL	03/11/14

Veterans Commons
 18th St

PROPOSED
FOURTH FLOOR PLAN
A2.14




1 PROPOSED FOURTH FLOOR PLAN - FLOORS S-9 SIMILAR

18th St

Architects
Gelfand Partners
ARCHITECTS

1000 North Park Drive, Suite 100
West Chester, Ohio 45381
Tel: 614.764.7400
Fax: 614.764.7100
www.gelfandpartners.com



15/2012

15/2012

Building Information	
PROJECT NAME	Veterans Commons
PROJECT ADDRESS	199 Ohio
CLIENT	Ohio Dept. of Public Safety
DATE	05/15/12
SCALE	1/8" = 1'-0"
PROJECT NO.	100001
DATE	05/15/12
DESIGNED BY	JP
CHECKED BY	JP
DATE	05/15/12

Veterans Commons
199 OHIO

15/2012

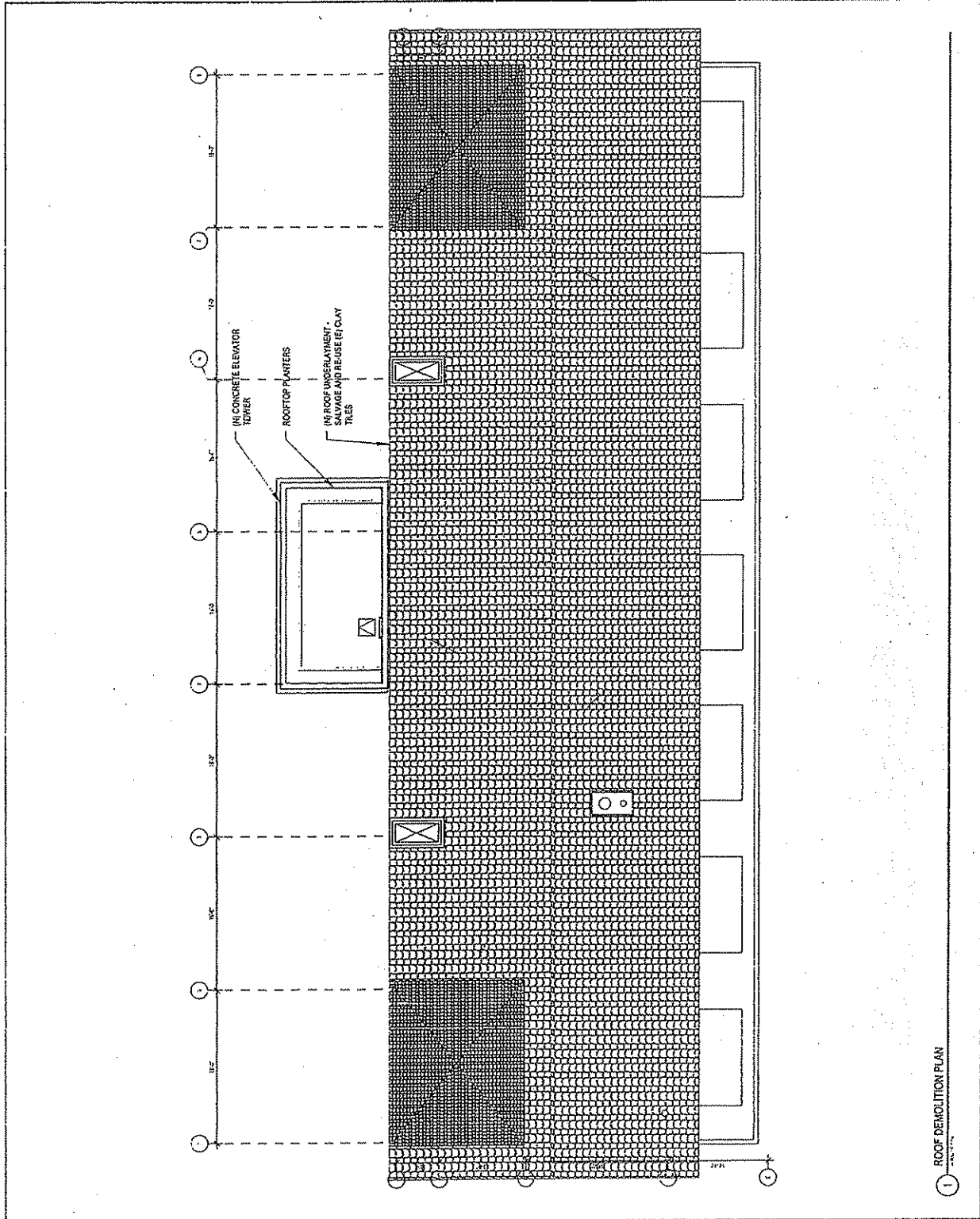
15/2012

15/2012

A2.20

15/2012

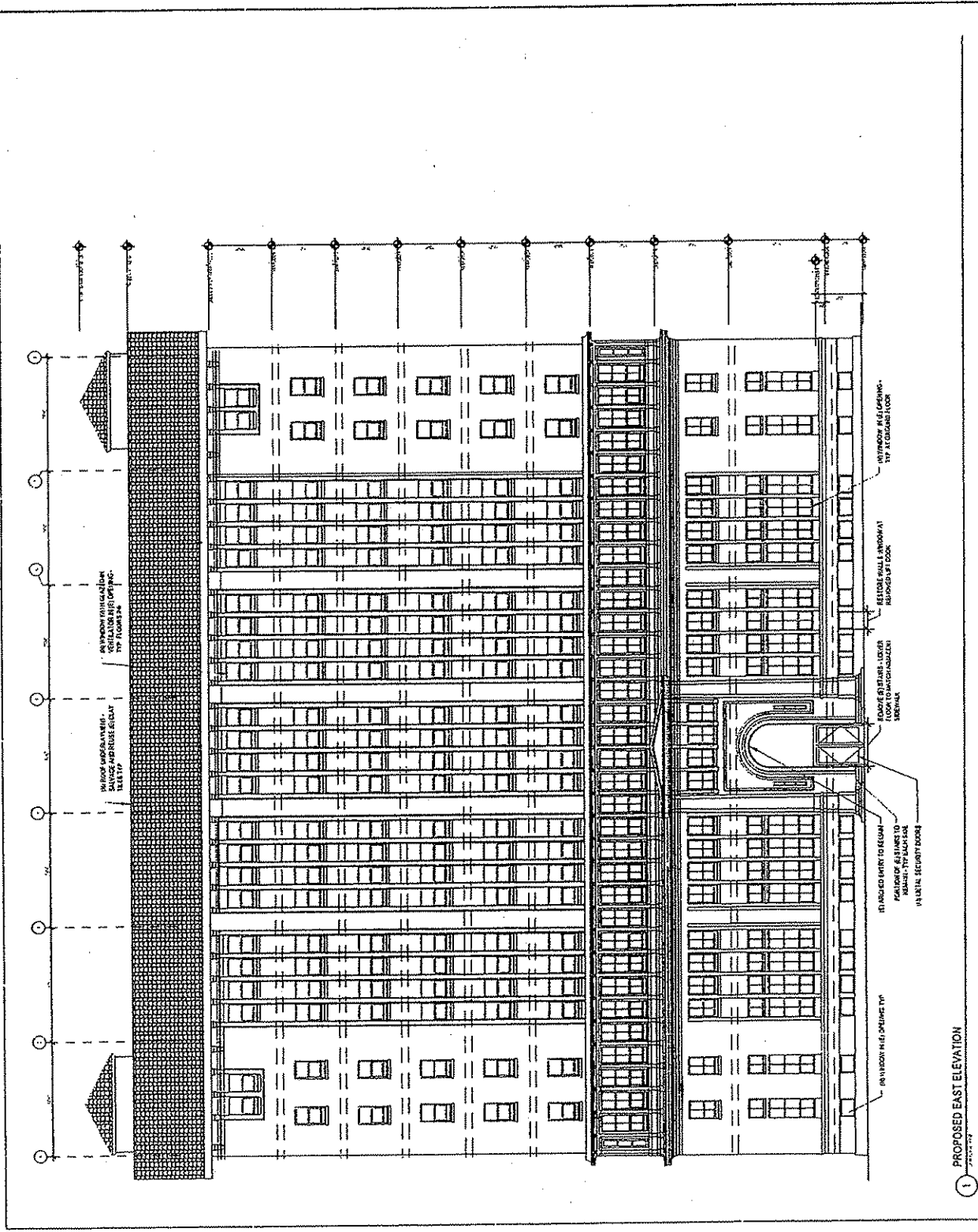
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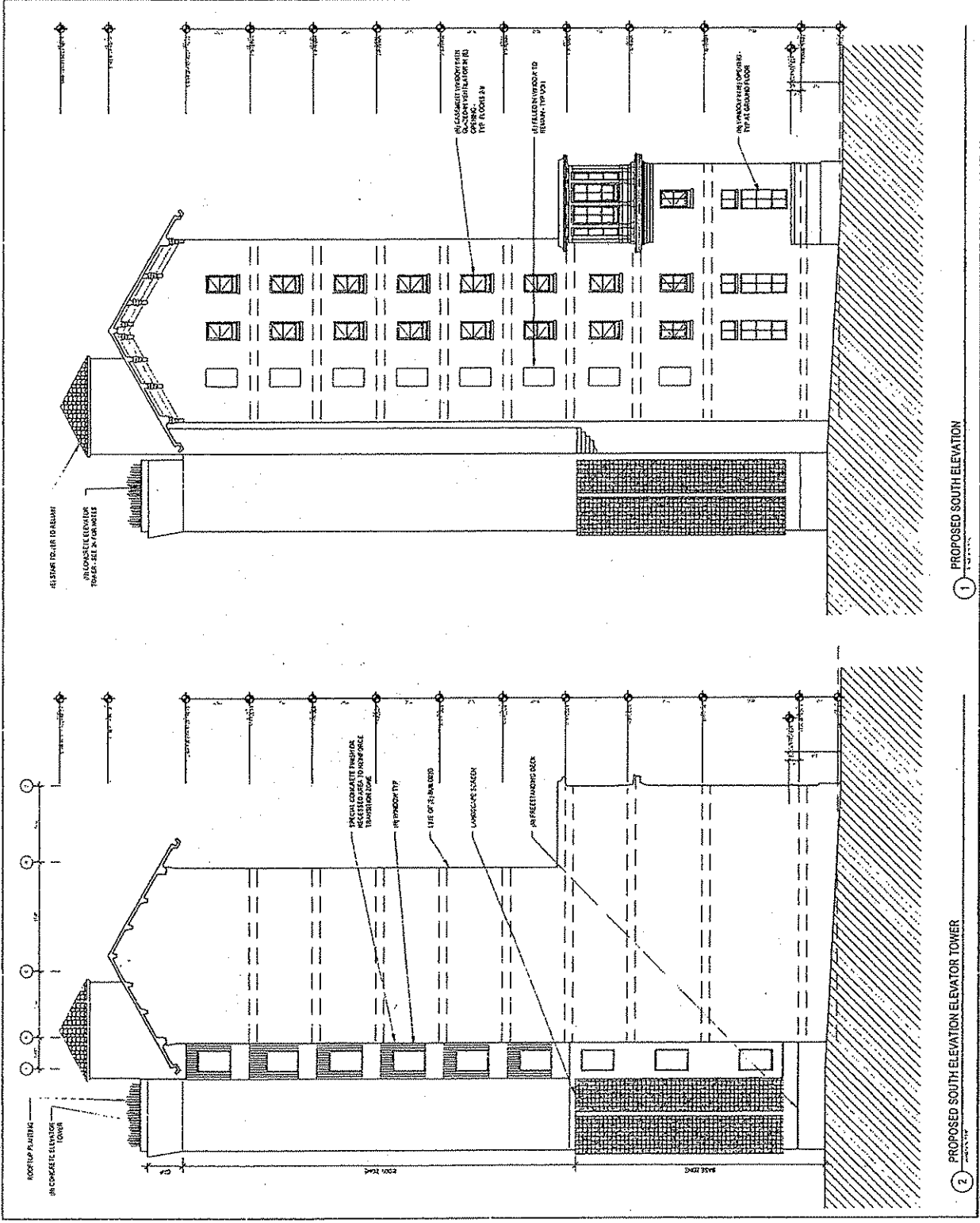
Contract Number	Date
100-010-01	12/15/03
100-010-01	12/15/03
100-010-01	12/15/03
100-010-01	12/15/03
100-010-01	12/15/03
100-010-01	12/15/03

Veterans Commons
 100 Old
 Proposed East Elevation
 A2.30

SHEET NO. A2.30
 DRAWING TITLE
 DATE



1 PROPOSED EAST ELEVATION
 ARCHITECT



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/20/2014
2	ISSUED FOR PERMITTING	08/20/2014
3	ISSUED FOR PERMITTING	08/20/2014
4	ISSUED FOR PERMITTING	08/20/2014
5	ISSUED FOR PERMITTING	08/20/2014
6	ISSUED FOR PERMITTING	08/20/2014
7	ISSUED FOR PERMITTING	08/20/2014
8	ISSUED FOR PERMITTING	08/20/2014
9	ISSUED FOR PERMITTING	08/20/2014
10	ISSUED FOR PERMITTING	08/20/2014

Veterans Commons
 150 0th St.

PROPOSED SOUTH ELEVATIONS

A2.31

1 PROPOSED SOUTH ELEVATION

2 PROPOSED SOUTH ELEVATION ELEVATOR TOWER

DATE: _____
 PROJECT: _____

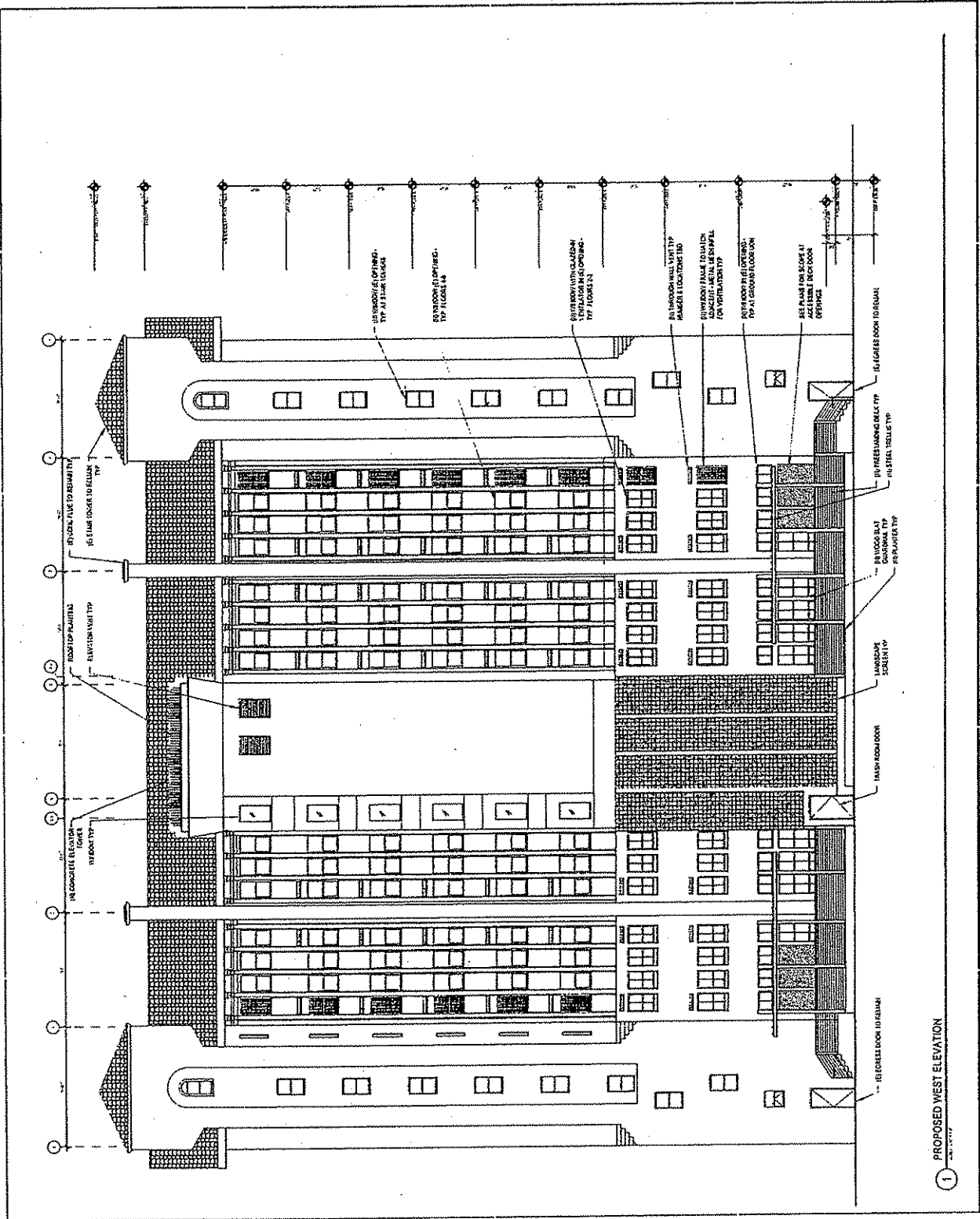
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/17
2	REVISIONS	08/11/17
3	REVISIONS	08/11/17
4	REVISIONS	08/11/17

Veterans Commons
 150 Out

PROPOSED WEST ELEVATION

A2.32

DATE: _____
 PROJECT: _____



1 PROPOSED WEST ELEVATION
 08/11/17

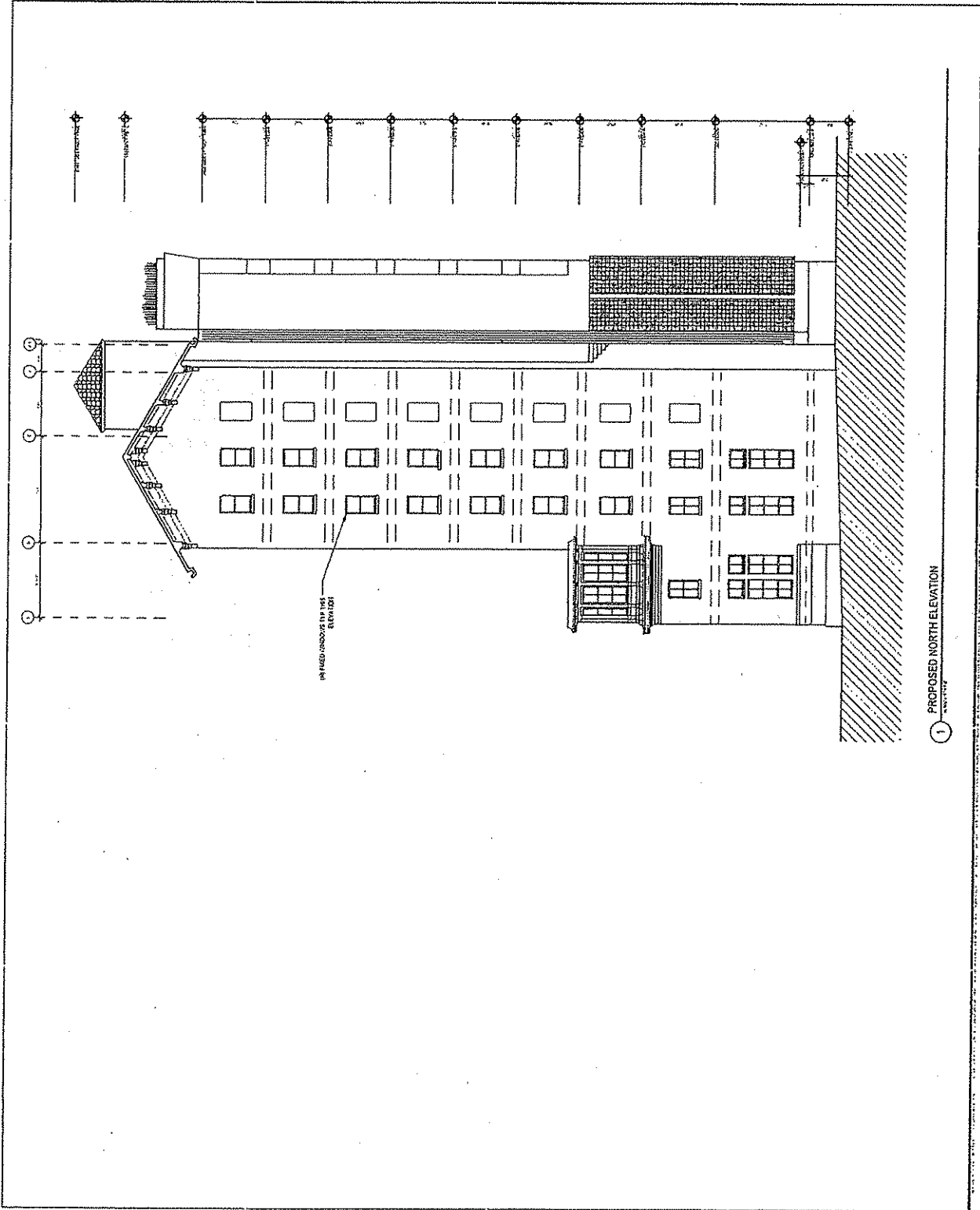


Project Name	City	State
Veterans Commons	San Francisco	CA
100 County Center	San Francisco	CA
PROJECT NO.	100-001	
DATE	08/11/10	
SCALE	AS SHOWN	
DESIGNED BY	GP	
DRAWN BY	GP	
CHECKED BY	GP	
DATE	08/11/10	

Veterans Commons
100 Coia

PROPOSED NORTH
ELEVATION

A2.33



1 PROPOSED NORTH ELEVATION



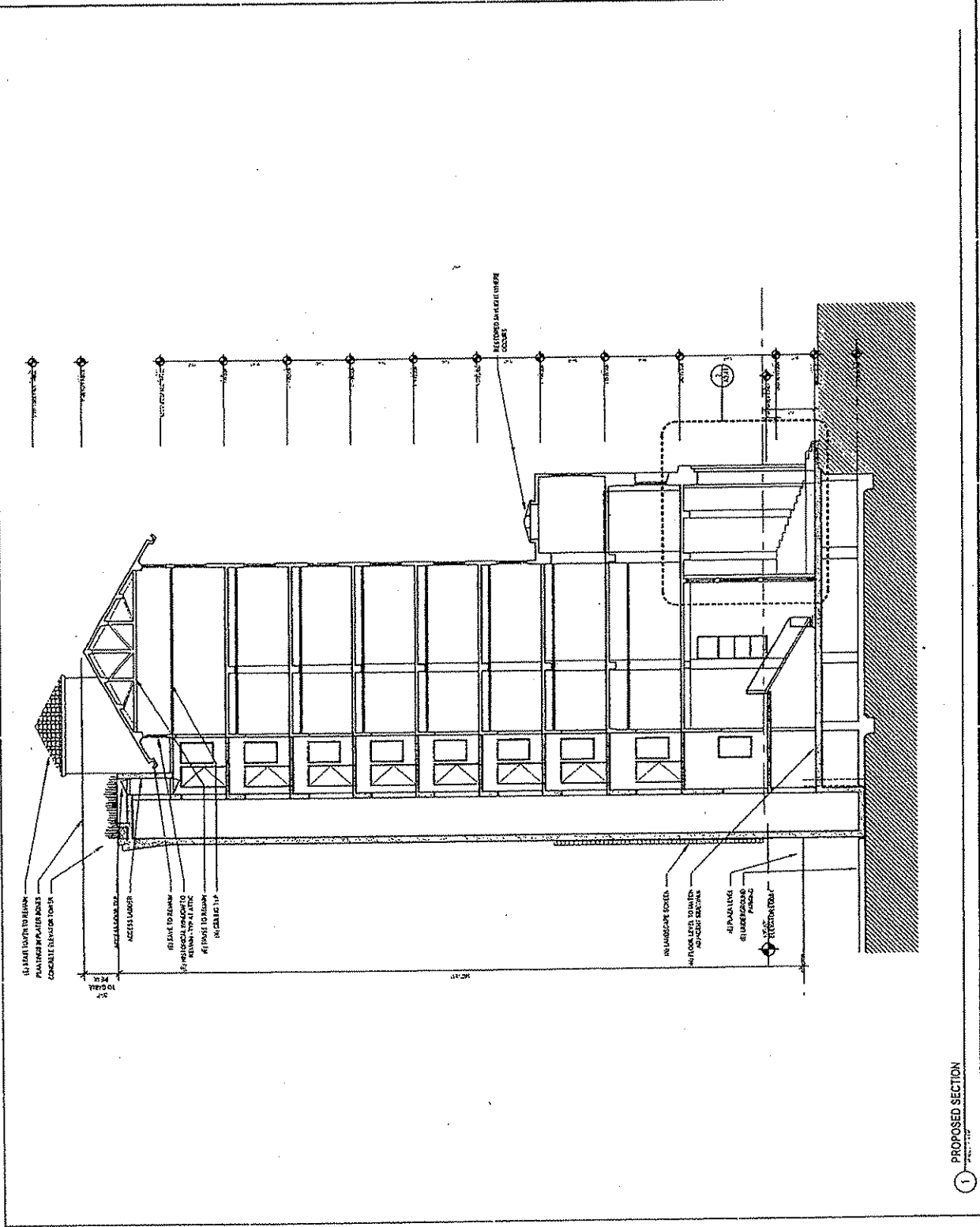
Building Details	
Architect	Gelfand Partners
Architect No.	1000
Architect Date	10/10/08
Architect Scale	1/8" = 1'-0"
Architect Title	SECTION
Architect No.	
Architect Date	
Architect Scale	
Architect Title	

Veterans Commons
19A 0118

SECTION

A2.40

DATE: 10/10/08



1 PROPOSED SECTION



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Negative Declaration

Date: March 31, 2010
Case No.: 2008.1398E
Project Title: 150 Otis Street – Veterans Commons
Zoning: P (Public) Use District
85-X Height and Bulk District
Block/Lot: 3513/007
Lot Size: 20,303 square feet
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

To Whom It May Concern:

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a Preliminary Negative Declaration, containing information about the possible environmental effects of the proposed project. The Preliminary Negative Declaration documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a Negative Declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description: The project site is located on the west side of Otis Street on the block bounded by McCoppin Street to the north, Duboce Street and the Central Freeway to the south, and Stevenson Street to the west in the Market/Octavia Plan Area. The site contains a nine-story, approximately 116-foot-high, 51,976-square-foot (sf) City-owned building. Constructed in 1916 as the Juvenile Court and Detention Home, the property has been designated as San Francisco Landmark No. 248. The lower three levels of the building are currently used as a seasonal homeless shelter, and the upper six levels are used for City storage. The proposed project involves interior and exterior renovations to create 75 units of affordable permanent housing for homeless veterans and one manager's unit (49,314 sf), and support service offices and community space (7,283 sf). The area of the building would increase by 4,621 sf; the building height would remain the same. The project also includes replacement of all non-original windows, the addition of an exterior elevator shaft at the rear of the building that would not extend beyond the existing building height, and reconfiguration of the entryway. The project would require the following approvals: (1) Zoning Map and Planning Code Text Amendments for the creation of a Special Use District that would overlay the existing Public Use zoning (to allow for the development of housing consistent with RTO (Residential, Transit-Oriented) Zoning), and to address Planning Code exceptions including open space, exposure, bicycle parking, and rear yard requirements, (2) a Zoning Map Amendment for a height reclassification to 125 feet (to accommodate the elevator shaft), (3) a lot line adjustment for removal of the encroachment of an auditorium and underground garage associated with 170 Otis Street (the San Francisco Human Services Agency building), and (4) a Certificate of Appropriateness for alteration to a City Landmark. The project is also subject to review under Section 106 of the National Historic Preservation Act.

If you would like a copy of the Preliminary Negative Declaration or have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

Within 20 calendar days following publication of the Preliminary Negative Declaration (i.e., by close of business on April 20, 2010), any person may:

- 1) Review the Preliminary Negative Declaration as an informational item and take no action.
- 2) Make recommendations for amending the text of the document. The text of the Preliminary Negative Declaration may be amended to clarify or correct statements and/or expanded to include additional relevant issues or cover issues in greater depth. One may recommend amending the text without the appeal described below. -OR-
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a check for \$500 payable to the San Francisco Planning Department.¹ An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Bill Wycko, 1650 Mission Street, Suite 400, San Francisco, CA 94103. The letter must be accompanied by a check in the amount of \$500.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on April 20, 2010. The appeal letter and check may also be presented in person at the Planning Information Counter on the first floor at 1660 Mission Street, San Francisco.

In the absence of an appeal, the Negative Declaration shall be made final, subject to necessary modifications, after 20 days from the date of publication of the Preliminary Negative Declaration.

¹ Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.



SAN FRANCISCO PLANNING DEPARTMENT

Negative Declaration

PND Date: March 31, 2010
Case No.: 2008.1398E
Project Title: 150 Otis Street – Veterans Commons
Zoning: P (Public) Use District
85-X Height and Bulk District
Block/Lot: 3513/007
Lot Size: 20,303 square feet
Project Sponsor: Kim Piechota, Chinatown Community Development Center
(415) 929-0712
Lead Agency: San Francisco Planning Department
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

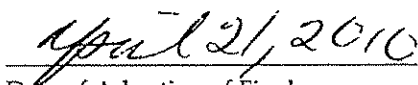
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FINDING:

This project could not have a significant effect on the environment. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached. In the independent judgment of the Planning Department, there is no substantial evidence that the project could have a significant effect on the environment.



BILL WYCKO
Environmental Review Officer



Date of Adoption of Final
Negative Declaration

cc: Kim Piechota, Diego Sanchez, Pilar LaValley, M.D.F

